

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, December 4, 2025**
Meeting Time: **10:30 AM**

1. Site Plan Amendment for Jones & Beach Engineering (Owners: The Dover Condominium & Essential Properties, LLC), Assessor's Map 38 & 37, Lots 6-A & 24, zoned C, located at 851-888 & 829-833 Central Avenue. (Proposal is to convert former department store to Traene fitness facility consisting of 10 pickleball courts and fitness areas with a 24' wide driveway connection between the two parcels.) (WAIV-2025-0012) [This item was previously heard by the Planning Technical Review Committee on November 6, 2025.]



PLAN SNAPSHOT REPORT WAIV-2025-0012 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment	Project:	App Date: 10/21/2025
Work Class: Plan	District: None	Exp Date: 12/25/2025
Status: On Hold	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval
Description: To convert the former Ames Department store space to a Traene fitness facility as well as to propose a driveway connection between the Hannaford & Shaw's plazas.		Expire Date:

Parcel: 37024-000000	Address: 833 Central Av Dover, NH	Zone: C(Non-Residential - Commercial)
38006-A00000 Main	851 881 Central Av Dover, NH Main	

Owner Hannaford Bros Company c/o Sampson Supermarket Inc Home: (603) 519-0499 Mobile: (603) 519-0499	Owner Rob Graham Home: (603) 479-3666 Business: (603) 479-3666 Mobile: (603) 479-3666	Owner Calico Properties LLC Business: (620) 329-4042	Owner Robert Graham 304 Maplewood Avenue Portsmouth, NH 03801 Business: (603) 294-0421 Mobile: (603) 479-3666
Applicant Rob Graham Home: (603) 479-3666 Business: (603) 479-3666 Mobile: (603) 479-3666	Applicant Paige Libbey PO Box 219 Stratham, NH 03885 Home: (603) 772-4746 Business: (603) 772-4746 Mobile: (603) 775-3810		

Plan Custom Fields

Project Location 829-833 & 851-881 Central Avenue	Waiver Request Type Amendment	Project Name Traene Fitness
Owner Phone 603-479-3666	Owner Name Calico Properties, LLC	Original Plan Approval Date Sep 7 1999 12:00AM
Owner Address 304 Maplewood Avenue, Portsmouth, NH 03801	Owner EMail rob@graham-consult.com	Original Plan End Date Jan 1 2004 12:00AM
Plan ID Number P99-24	Plan Type Site Plan	Extension Request Detail
Condition / Portion of Plan to be Amended Ames Building	Amendment Request Detail To convert the former Ames department store space to a Traene fitness facility as well as to propose a driveway connection between the Hannaford & Shaw's plazas.	Site / Subdivision Portion of Plan to be Waived See Attached Waiver Request Letter
Waiver Request Detail See Attached Waiver Request Letter		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Paige_Libbey_10/21/2025.jpg	10/21/2025 11:50	Libbey, Paige		Uploaded via CSS
2025.11.06_PlanningTechnicalReviewCommittee.Agenda.pdf	10/24/2025 13:45	Blonigen, Rachel		TRC Agenda
2025.11.06_PlanningTechnicalReviewCommittee.CentralAve_WAIV-2025-0012.pdf	11/10/2025 12:21	Blonigen, Rachel		Draft TRC Minutes

PLAN SNAPSHOT REPORT (WAIV-2025-0012)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025014313	Planning Waiver / Extension /Amend Application Fee	\$200.00	\$200.00
Total for Invoice INV-2025014313		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	11/06/2025	Technical Review Committee Meeting

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	10/27/2025	11/24/2025	11/19/2025	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	10/27/2025	11/24/2025	11/12/2025

Comments: Questions re: building layout and visibility were answered satisfactorily at TRC. OBD supports request for a trip generation memo.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	Requires Re-submit	10/27/2025	11/24/2025	11/19/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Bassegio, Erin	Requires Re-submit	10/27/2025	11/24/2025	11/19/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Requires Re-submit	10/27/2025	11/24/2025	11/19/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	Requires Re-submit	10/27/2025	11/24/2025	10/30/2025

Comments: 1) Clarify scope of work associated with the sewer pumping station.
2) Plan set to include a classification of the pumping chamber. (i.e. class I div II or otherwise)
3) Plan set to include applicable references to NFPA 820.
4) Clarify the ratio of accessible parking spaces with the overall non accessible parking spaces.
5) Provide accessible signage detail within plans set.
6) Connector to Shaws plaza appears to be installed on a radius. Clarify visibility. A stop sign was not noted at the intersection- please consider and provide sign location with posting and mounting detail within plan set.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	Requires Re-submit	10/27/2025	11/24/2025	11/19/2025

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	In Review	11/19/2025	12/02/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	In Review	11/19/2025	12/17/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Semprini, Jillian	In Review	11/19/2025	12/02/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Edgecomb, Makayla	In Review	11/19/2025	12/17/2025	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	11/19/2025	12/02/2025	

PLAN SNAPSHOT REPORT (WAIV-2025-0012)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Planning / Inspection Services	Maxfield, Jim	In Review	11/19/2025	12/02/2025	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic	Police	Mitrushi, Alex	In Review	11/19/2025	12/02/2025	
Workflow Step / Action Name			Action Type	Start Date	End Date	
Review v.1				10/22/2025	11:31	
Confirm application complete v.1			Generic Action		10/22/2025 11:31	
Technical Review Committee Meeting Agenda v.1			Task	10/22/2025 11:31	10/27/2025 9:59	
Land Use Plan Technical Review v.1			Receive Submittal	10/27/2025 0:00	11/19/2025 16:58	
Land Use Plan Technical Review v.2			Receive Submittal	11/19/2025 0:00		
Technical Review Committee Meeting v.1			Hold Meeting	11/19/2025 17:00		
Technical Review Committee Meeting v.1			Hold Meeting	10/27/2025 9:59	11/19/2025 16:58	
Planning Board v.1						
Planning Board Agenda v.1			Task			
Invoice for Notices v.1			Task			
Send Notices v.1			Task			
Planner Creates Staff Recommendations v.1			Plan Activity			
Distribute Planning Board Materials v.1			Task			
Planning Board Hearing v.1			Hold Hearing			
Planning Board Decision v.1			Plan Activity			
NOD Sent to Applicant v.1			Create Report			
Final Plan v.1						
Land Use Plan Stamped and Signed v.1			Generic Action			
Recording v.1			Task			
Document Archival v.1			Generic Action			
Internal Notification of Plan Completion v.1			Generic Action			
Building Official Notifies Address v.1			Generic Action			
Pre-Con Meeting v.1			Hold Meeting			
Create/Link to Records v.1						
Create / Link to Permit - Building Major v.1			Create Sub Permit			
Create / Link to Permit - Site Work, Construction v.1			Create Sub Permit			



City of Dover, New Hampshire
APPLICATION FOR EXTENSION OF/ AMENDMENT TO
OR WAIVER FOR PLAN/ DRIVEWAY

[Revised August 20, 2020]

Office Use Only

Amount Paid: _____

Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: The Dover Condominium, Rob Graham Telephone # 603-479-3666

Address of Applicant: 304 Maplewood Avenue, Portsmouth, NH 03801 E-Mail rob@graham-consult.com

Project Name: Traene Fitness Project Location: 829-833 & 851-881 Central Avenue

Planning File Number: _____ Date of Original Approval Unknown

File Type: Conditional Use _____ Site Plan Review x Subdivision _____

EXTENSION INFORMATION (*Note: notification of abutters required for first time extensions under Sec. 153-9.B and Sec. 157-23.B only*)

Extension type requested (*check one*): _____ Sec. 153-8.A _____ Sec. 153-9.B _____ Sec. 157-13.A _____ Sec. 157-23.B

Current deadline date: _____ Number of Extensions Previously granted by Board _____

Reason(s) for extension/comments (*attach additional sheets as needed*): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: _____

Reason(s) for amendment/comments (*attach additional sheets as needed*): _____

The intent of this application is to convert the former Ames Department store space to a Traene fitness facility as well as to propose a driveway connection between Hannaford & Shaw's plazas.

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: See attached.

Justification for waiver request(s) (*attach additional sheets as needed*): _____

SIGNATURES

I/We hereby submit this application to the Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: [Signature] (as agent) Date: 10/20/25

Signature of Applicant (*if different from owner*): [Signature] (as agent) Date: 10/20/25

Signature of Agent: [Signature] Date: 10/20/25

APPLICATION FOR EXTENSION OF/ AMENDMENT TO OR WAIVER FOR PLAN/ DRIVEWAY LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
37	24B	Calico Properties, LLC	304 Maplewood Avenue, Portsmouth, NH 03801

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Rob Graham	The Dover Condominium	304 Maplewood Avenue, Portsmouth, NH 03801

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Paige Libbey, P.E.	Jones & Beach Engineers, Inc.	PO Box 219, Stratham, NH 03885

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Additional Owners:

Tax Map 37, Lot 24H - Hannaford Bros.Co., LLC, c/o Sampson SupermarketInc., PO Box 1000 Ms 6000, Re. Dept., Portland, ME 04104

Tax Map 38, Lot 6A - Essential Properties, LLC, 304 Maplewood Avenue, Portsmouth, NH 03801

Tax Map 37, Lot 24 - The Dover Condominium, 135 Hancock Street, Quincy, MA 02169

PLANNING BOARD FEE SCHEDULE/INVOICE

(Revised July 24, 2023)

Below are the fees associated with plan review and are subject to a nonrefundable application fee to cover administrative expenses. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover".

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):

- ☐ SUBDIVISION Application fee \$200.00 + \$150.00 x # _____ new lots created = \$ _____
- ☐ LOT LINE ADJUSTMENT Application fee \$200.00 + \$100.00 X # _____ of lots involved = \$ _____
- ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$200.00 = \$ _____
- ☐ SITE REVIEW – RESIDENTIAL Application fee \$200.00+ \$100.00 x # _____ per dwelling unit \$ _____
- ☐ SITE REVIEW – NON-RESIDENTIAL Application fee \$200.00 + (not to exceed \$10,000) \$ _____
 - ☐ New construction \$.15 sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
- ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
- ☐ CHANGE OF USE Application fee \$200.00 + (not to exceed \$5,000)
 - ☐ Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- ☐ CONDITIONAL USE PERMIT Application fee \$200.00 x # _____ per Application = \$ _____
- ☐ GRAVEL PIT/ EXCAVATIONS
 - ☐ Application fee \$50.00= \$ _____
 - ☐ Permit fee \$75.00= \$ _____
- ☒ EXTENSIONS/AMENDMENTS/WAIVERS FOR AN APPROVED PLAN Application fee \$200.00 = \$ 200.00
- ☐ REQUEST FOR REZONING Application fee \$200.00 = \$ _____
- ☐ DRIVEWAY WAIVER Application fee \$200.00 = \$ _____
- ☐ **TOTAL IMPERVIOUS PAVED AREA** (for new development, roadways or additions to existing parking lots, (not to exceed \$10,000)) Application fee of \$200.00 is N/A if it is part of a Site Review or Subdivision Plan. \$200.00 + \$.07 per sq. ft. x # _____ sq. ft. = \$ _____

SUBTOTAL PLAN REVIEW FEE = \$ 200.00

AND

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will review the list for accuracy and provide to us the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - ☐ Certified letters fee # _____ of x \$10.00= \$ _____
- ☐ Certified letters fee: # of abutters _____ X \$10.00= \$ _____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$ _____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00= \$ _____

C. Foster's newspaper public notice fee \$120.00 x # _____ applications = \$ _____

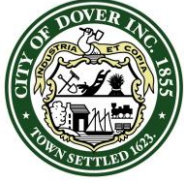
SUBTOTAL = \$ _____

TOTAL INVOICE AMOUNT = \$ _____

PLAN REVIEW FEE COLLECTED/PAID = \$ _____

BALANCE DUE = \$ _____

The amount due must be paid 28 hours prior to the Planning Board Meeting, to be heard.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– WAIV-2025-0012

Application Type: Site Plan Amendment
Applicant(s): Calico Properties LLC c/o Jones & Beach Engineering
Owner(s): The Dover Condominium & Essential Properties, LLC
Location: 829-833 & 851-881 Central Ave. (Assessor's Map 38 & 37, Lot 6-A & 24)
Date Sent: November 6, 2025

INTENT: Proposal is to convert former department store to a fitness facility with a 24' wide driveway connection between the two parcels.

LOTS/UNITS PROPOSED: N/A, existing structure

AGENDA ITEM #: 1

ACREAGE: 3.38± ac.

ZONING DISTRICT: Commercial

EXISTING LAND USE: Vacant building, formerly Commerical

PROPOSED LAND USE: Fitness Facility

SURROUNDING LAND USE: Residential, Commercial

ZBA ACTION: None.

PERMITS/RELIEF REQUESTED: Requesting waivers from §153-13A.12, 16, 17, 18, 19, and 20: landscape plan, neighborhood plan, streetscape color rendering, Stormwater Management Plan, Traffic Impact Assessment, Landscaping O&M Plan

ATTENDANCE:

Erin Bassegio, Planning
Paul Crouser, Zoning
Jill Semprini, Engineering
Craig Chabot, Fire Department
Alex Mitrushi, Police Department
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Paige Libbey, Jones & Beach Engineers
Ben Careno, Careno Construction
Mark Gianniny, Portsmouth Architects
Rob Graham (by phone), Applicant

Approval of minutes from October 23, 2025:

P. Crouser moved to approve the October 23, 2025 minutes.
Seconded by T. Clark. Vote: U/A.

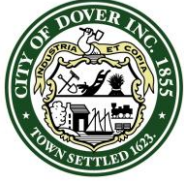
PLAN REVIEW:

Planning:

- Reminder: water and sewer investment fees as applicable
- Provide letters to serve from utilities prior to Planning Board.
- Has any coordination been done with the Town of Rollinsford?
- Landscaping along the eastern boundary was recently removed and replaced. Please include updated landscaping on plan set.
- What are the proposed hours of operation?
- Accessway:
 - Has sight distance been measured?
 - Stop sign, traffic flow for that created intersection?
 - Has there been communication with businesses at 835 Central Ave. about potential accessway? It appears to be directly next to their dumpster and employee parking.
 - Is an access easement/agreement in place with neighboring property?
 - Is there a utility easement?
 - Recommend reviewing with the Engineering Department on accessway placement.
- A traffic memo is recommended as the building has been vacant for years.
- The proposed building color is a big contrast to the rest of the plaza.

Engineering:

- General Comment:
 - The Applicant and Contractor shall conform to the requirements of the City of Dover Permitting, Licensing, and Construction Guidance and Standards (latest revision April 2025). The document can be found at the following link:
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE NOTES– WAIV-2025-0012

Application Type: Site Plan Amendment
Applicant(s): Calico Properties LLC c/o Jones & Beach Engineering
Owner(s): The Dover Condominium & Essential Properties, LLC
Location: 829-833 & 851-881 Central Ave. (Assessor's Map 38 & 37, Lot 6-A & 24)
Date Sent: November 6, 2025

- Please coordinate directly with Community Services (Engineering Department) for latest City Standard Details:
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Standard%20Details.pdf>
- Defer to IS if ADA detectable panels are required for crosswalks
- Confirm if bollards should be offset from fire lane to allow vehicle door opening
- Confirm if existing sewer pump station has capacity for increased flow
- Water/sewer investment fees will apply for additional flow
- Provide connection details for hydrant relocation.
- Specify proposed 6" sewer material.
- Water easement required for section of water main on private property.
- Pump station detail does not show proposed 6" sewer

- Connector to Shaw's plaza appears to be installed on a radius. Clarify visibility. A stop sign was not noted at the intersection- please consider and provide sign location with posting and mounting detail within plan set.

Fire Department:

- No comments.

Business Development:

- Recommend that a trip generation memo be submitted with the application.

Planning Board:

- No comments.

Next Steps: Revise plans per comments above and resubmit for TRC.

Meeting paused at: 10:51 a.m.

Police:

- Concerns over traffic implications of the connector road. A stop sign and appropriate signage should be considered.
- Potential collision there from vehicles entering the Shaws plaza from Central Ave lighted intersection.

Inspection Services:

- Clarify scope of work associated with the sewer pumping station.
- Plan set to include a classification of the pumping chamber. (i.e. class I div II or otherwise)
- Plan set to include applicable references to NFPA 820.
- Clarify the ratio of accessible parking spaces with the overall non accessible parking spaces.
- Provide accessible signage detail within plans set.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

November 14, 2025

Dover Planning Board
Attn. Gina Cruikshank, Chair
288 Central Avenue
Dover, NH 03820

RE: Response Letter
829-833 & 851-881 Central Avenue, Dover, NH
Tax Map 37, Lot 24
Tax Map 38, Lot 6A
JBE Project No. 20523

Dear Ms. Cruikshank,

We are in receipt of comments from Erin Bassegio, TRC, dated November 7, 2025. Original comments are below with our responses in bold.

Planning:

- *Reminder: water and sewer investment fees as applicable*
Response: These will be paid as required.
- *Provide letters to serve from utilities prior to Planning Board.*
Response: The building is already serviced by all necessary utilities.
- *Has any coordination been done with the Town of Rollinsford?*
Response: We have reached out to the Town of Rollinsford and will obtain all necessary permits from them if required. No work is proposed in Rollinsford.
- *Landscaping along the eastern boundary was recently removed and replaced. Please include updated landscaping on plan set.*
Response: The new landscaping has been located and added to the plan set as shown on Sheet C1.
- *What are the proposed hours of operation?*
Response: Hours of operation will be 24 hours per day, 7 days per week. See Note #16 on Sheet C2.

- *Accessway:*
 - *Has sight distance been measured?*
Response: Sight distance measurements have been added to the plans on Sheet H1 at the end of the set. See below response to police comments for a more detailed explanation.
 - *Stop sign, traffic flow for that created intersection?*
Response: A stop sign has been added to the plans as shown on the inset on Sheet C2, and a trip generation memo is included in this resubmission.
 - *Has there been communication with businesses at 835 Central Ave. about potential accessway? It appears to be directly next to their dumpster and employee parking.*
Response: We have not had any contact with this abutter. The roadway next to their property is already a main accessway for the Hannaford parking lot and there are 16 feet between the existing parking spaces and a projected tangent from the curve radius to the proposed connection.
 - *Is an access easement/agreement in place with neighboring property?*
Response: A memo regarding the proposed access easement is included with this resubmission.
 - *Is there a utility easement?*
Response: There is an existing utility easement on the Shaw's property.
 - *Recommend reviewing with the Engineering Department on accessway placement.*
Response: The Engineering Department has provided comments which we have included responses to below.
- *A traffic memo is recommended as the building has been vacant for years.*
Response: A traffic memo is provided with this letter.
- *The proposed building color is a big contrast to the rest of the plaza.*
Response: A memo regarding the architectural design is included with this resubmission.

Engineering:

- *General Comment:*
 - *The Applicant and Contractor shall conform to the requirements of the City of Dover Permitting, Licensing, and Construction Guidance and Standards (latest revision April 2025). The document can be found at the following link:*
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
Response: This will be adhered to. See Note #15 on Sheet C2.

- Please coordinate directly with Community Services (Engineering Department) for latest City Standard Details: <https://www.dover.nh.gov/Assets/government/city-operations/form/community-services/engineering/engineering-documents/Construction%20Standard%20Details.pdf>*

Response: These details have been reviewed. Sewer trench, water trench, concrete sidewalk, sloped granite curb, drain manhole, fire hydrant, concrete thrust block, sewer service, and catch basin details on the project plan set have been revised to conform with the City of Dover standard details.
- Defer to IS if ADA detectable panels are required for crosswalks*

Response: We will add detectable panels to the cross walks if required by the Building/ Engineering Departments.
- Confirm if bollards should be offset from fire lane to allow vehicle door opening*

Response: It was confirmed at the TRC Meeting on 11/6 that the Fire Department finds the current design to be acceptable.
- Confirm if existing sewer pump station has capacity for increased flow*

Response: The flow calculations are outlined in Note 4 on Sheet C4 of the plan set. It is anticipated that the flow will be reduced from what the pump station was originally designed for which was an Ame's Department Store.
- Water/sewer investment fees will apply for additional flow*

Response: The flow is anticipated to be reduced from the approved use of a Department store.
- Provide connection details for hydrant relocation.*

Response: The connection from the existing water main to the proposed fire hydrant is shown on Sheet C4.
- Specify proposed 6" sewer material.*

Response: The pipe material is specified on the plan as SDR-35 PVC.
- Water easement required for section of water main on private property.*

Response: A memo regarding the proposed water main easement is included with this resubmission.
- Pump station detail does not show proposed 6" sewer*

Response: A label for the proposed 6" sewer invert has been added to the pump station detail.

Police:

- Concerns over traffic implications of the connector road. A stop sign and appropriate signage should be considered.*

Response: A stop sign and stop bar have been added to the plans (See Sheet C2) and we are happy to add any additional signage the City feels is necessary. See also stop sign and stop bar details on Sheet D2.

- *Potential collision there from vehicles entering the Shaws plaza from Central Ave lighted intersection.*

Response: See sight distance profile on Sheet H1 at the end of the plan set. We performed a sight distance analysis in the field and found that there is 169'-2" available stopping sight distance to the north of the proposed driveway connection, exceeding the required 110.8' stopping sight distance per AASHTO assuming a 20-mph design speed at a 1% slope. Additionally, 259' stopping sight distance is provided from the existing right lane slip ramp to the proposed driveway connector, and a greater sight line than that is provided to the actual intersection. This additionally exceeds the 114.4' stopping sight distance required per AASHTO at a 2.2% slope assuming a 20-mph design speed. As noted in the inset on Sheet C2, vegetation shall be removed as necessary for improved visibility from the proposed connector driveway. See enclosed sight distance photo log. A trip generation memo is included with this resubmission as well.

Inspection Services:

- *Clarify scope of work associated with the sewer pumping station.*

Response: The sewer pump station is to remain. A new invert is being cored into the pump station for an additional service from the building as noted on Sheet C4.

- *Plan set to include a classification of the pumping chamber. (i.e. class I div II or otherwise)*

Response: The classification of the pumping chamber (Class I Division II) has been added as Note #10 on the pump station detail on Sheet D2.

- *Plan set to include applicable references to NFPA 820.*

Response: The pump station is existing and the only change is that a new invert is being cored. NFPA 820 references would be required for a new pump station.

- *Clarify the ratio of accessible parking spaces with the overall non accessible parking spaces.*

Response: This has been added to Note 3 on Sheet C2.

- *Provide accessible signage detail within plans set.*

Response: A double-faced van-accessible handicap parking sign has been added for the proposed handicap parking spaces as shown on Sheet C2. A detail for this sign has been added to Sheet D2.

- *Connector to Shaw's plaza appears to be installed on a radius. Clarify visibility. A stop sign was not noted at the intersection- please consider and provide sign location with posting and mounting detail within plan set.*

Response: Sight distance measurements as well as a stop sign have been added to the plans. See responses to police comments above.

Fire Department:

- *No comments.*

Response: No response necessary

Business Development:

- *Recommend that a trip generation memo be submitted with the application.*

Response: A trip generation memo is included with this letter.

Planning Board:

- *No comments.*

Response: No response necessary

The following are provided in support of this Response Letter:

1. Trip Generation Memo.
2. Stopping Sight Distance Photo Log.
3. Proposed Easement Memo.
4. Architectural design memo.
5. Revised Architectural Plans.
6. Eight (8) Full Size Plan Sets (Folded).

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Paige Libbey, P.E.
Associate Principal

cc: Rob Graham, The Dover Condominium (via email)
Ben Careno, Careno Construction (via email)
Mark Gianinny, Portsmouth Architects (via email)
Christopher Kelly, Hinckley Allen (via email)
Scott Thornton, P.E., Vanasse & Associates, Inc. (via email)



650 Elm Street
Manchester, NH 03101
p: 603-225-4334 f: 603-224-8350
hinckleyallen.com

Christopher B. Kelly
ckelly@hinckleyallen.com
Direct: (603) 545-6136

November 13, 2025

City of Dover, New Hampshire
Erin Bassegio, City Planner
288 Central Ave.
Dover, NH 03820

Re: Site Plan Amendment Application – 24’ Wide Connector Driveway; Applicant Responses to Certain Technical Review Committee Notes sent November 6, 2025; 829-833 & 851-881 Central Avenue, Dover, NH; Dover Condominium & Calico Properties, LLC

Dear Ms. Bassegio and Members of the Committee:

Our client, Calico Properties, LLC (“Calico”), and its affiliate Essential Properties, LLC (“Essential”), have asked us to review notes issued on November 6, 2025 by the Technical Review Committee of the City of Dover, New Hampshire - Planning Board as part of Calico’s application for a Site Plan Amendment. Specifically, our firm has been asked to review and provide you with responses to certain notes therein regarding the proposed 24’ wide connector driveway that is to be located on the property at 829-833 Central Avenue as a connector driveway to the parcel located at 851-881 Central Avenue.

The following summarizes our response to certain legal questions presented by the following underlined notes:

Is an access easement/agreement in place with neighboring property?

An access easement agreement will be put in place with the neighboring property, and is currently being prepared. We do not believe any material impediments stand in the way of establishing this access easement, due to the following: The owner of the neighboring property (851-881 Central Avenue) is Essential, an affiliate of Calico, so their entering into the easement will be a formality. The access easement will also be joined by HANNAFORD BROS. CO., LLC (“Hannafords”) (the other owner within the Dover Condominium). Hannafords has already approved the submitted plans for the connector driveway, and is therefore obligated to enter into the access easement pursuant to the terms of that certain Declaration of Easements, Covenants, Conditions and Restrictions dated March 15, 2023, and recorded at Book 5099, Page 29 with the Strafford County, New Hampshire Register of Deeds (the “Declaration”).

Is there a utility easement?

A blanket utility easement exists within the Dover Condominium (inclusive of the area of the proposed connector driveway) pursuant to the Declaration. If required, Calico will obtain specific easement instruments. Calico has rights to obtain the same pursuant to the Declaration, subject to Hannafords consent, not to be unreasonable withheld, conditioned or delayed.

If you have any questions or need any additional information, please feel free to contact me directly at (603) 545-6136 or via email at ckelly@hinckleyallen.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "CKelly", with a stylized flourish extending from the end.

Christopher B. Kelly

November 13, 2025

Dover Planning Board
Attn. Gina Cruikshank, Chair
288 Central Avenue
Dover, NH 03820

RE: Response Letter
829-833 & 851-881 Central Avenue, Dover, NH
Tax Map 37, Lot 24
Tax Map 38, Lot 6A

Dear Ms. Cruikshank,

We are in receipt of comments from Erin Bassegio, TRC, dated November 7, 2025 and providing a response to the comment regarding the proposed building colors.

- *The proposed building color is a big contrast to the rest of the plaza.*

The existing building, originally constructed in the mid-1980s as an Ames department store, features extensive brick masonry veneer across all public-facing elevations. The only glazed opening is located at the main entrance, which is recessed beneath a deep overhang. This design, typical of its era, results in an interior space with minimal natural light.

The building is sited well back from Central Avenue, with approximately 500 feet separating the front façade from the street. Screening of the building from Central Avenue view corridors are provided by parking island trees as well as other commercial buildings situated along the street frontage.

The proposed façade improvements and color palette, as illustrated on the attached drawings, are intended to create a clearly defined main entrance, introduce natural light into the interior, and reinforce brand identity. The new entry aligns with the parking rows and is highlighted by an EIFS arch, providing visual prominence and wayfinding. Additional storefront glazing will allow daylight to penetrate deep into the fitness area, while a blue-tinted window film helps reduce solar heat gain on the south-facing façade.

The proposed exterior colors reflect the tenant's brand identity and are also used consistently throughout the building's interior and signage. While the selected blue is a bright tone, the overall design remains compatible with the surrounding plaza context. Adjacent tenants, including Hannaford, incorporate substantial areas of their brand colors—mustard yellow and green—into their façades. The recently renovated Revo Casino features bold red and black tiled siding with large-scale murals. Similarly, downtown businesses such as Totally Tea and Coffee successfully employ vibrant accent colors, such as bubble gum pink, to establish a strong and distinctive storefront presence.

Please let us know if you have any questions or comments.

Regards,



Mark R. Gianniny, AIA
Principal



Existing main elevation



Central Avenue intersection



Hannaford elevation



Reno Casino elevation



Totally tea storefront

MEMORANDUM

TO: Robert Graham
Calico Properties, LLC
304 Maplewood Avenue
Portsmouth, NH 03801

FROM: Scott W. Thornton, P.E. *and*
Stephan Zaets, P.E.
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: November 13, 2025

RE: 10543

SUBJECT: Trip Generation Memorandum – Proposed Fitness Center
831 Central Avenue
Dover, NH

Vanasse & Associates, Inc. (VAI) has identified the traffic generation increase for a proposed fitness center that is to be located on a 3.38-acre lot along Central Avenue in Dover, NH. The Project site currently contains a vacant Ames department store totaling 62,427 square feet (sf), attached to an existing Hannaford supermarket. The Project involves the renovation of the existing vacant building to contain a fitness center with 10 pickleball courts, a group classroom, locker rooms and an open gym area.

Based on the site plan entitled “Overview Plan,” numbered C-1, prepared by Jones & Beach Engineers, Inc., and dated March 6, 2025, two direct access points will be provided to the site’s parking lot. The first access point is an existing signalized intersection at Central Avenue with the Project’s driveway. At this location, a dedicated left-turn lane and shared through-right-turn lane are provided for Central Avenue’s eastbound and westbound approach respectively. The second access point is proposed to meet the Shaw’s main driveway to produce a four-way intersection with their site. The existing parking lot maintains 488 total parking spaces. Based on zoning requirements for a commercial district, the existing Hannaford and proposed Fitness Center require 433 parking spaces. As such, the existing site has adequate parking to accommodate both businesses.

In order to develop the traffic characteristics of the site, trip-generation statistics published by the Institute of Transportation Engineers (ITE)¹ for Land Use Code (LUC) 875 - *Department Store*, LUC 489 – *Pickleball Courts*, and LUC 492 – *Health/ Fitness Club* were used. Table 1 summarizes the projected trips for the former Ames land use, expected trip generation for the proposed site, and comparison between the change in uses.

¹*Trip Generation*, 12th Edition; Institute of Transportation Engineers; Washington, DC; 2025.



Table 1
TRIP-GENERATION ANALYSIS

Time Period/Direction	Former Use Vehicle Trips ^a (A)	Proposed Pickleball Trips ^b (B)	Proposed Health and Fitness Club Trips ^c (C)	Total Proposed Use Trips (D=B+C)	Change in Use (E=D-A)
<i>Weekday Daily:</i>	1,428	392	1,079	1,471	+43
<i>Weekday Evening Peak Hour:</i>					
Entering	61	27	77	104	+43
Exiting	<u>61</u>	<u>17</u>	<u>58</u>	<u>75</u>	<u>+14</u>
Total	122	44	135	179	+57
<i>Saturday Daily:</i>	1,586	528	1,455	1,983	+397
<i>Saturday Midday Peak Hour:</i>					
Entering	114	42	86	128	+14
Exiting	<u>101</u>	<u>35</u>	<u>96</u>	<u>131</u>	<u>+30</u>
Total	215	77	182	259	+44

^aBased on ITE LUC 875, *Department Store*, 62.43/ 1,000 SF.

^bBased on ITE LUC 489, *Pickleball Courts*, 10 Courts.

^cBased on ITE LUC 492, *Health and Fitness Club*, 35.93/ 1,000 SF.

As can be seen in Table 1, the fitness center is expected to generate 1,471 trips during a typical weekday (two-way, 24 hour volume) and 1,983 trips during a typical Saturday. Hourly peak volumes are anticipated to be 179 vehicle trips (104 entering and 75 exiting) in the weekday evening peak hour and 259 vehicle trips (128 entering and 131 exiting) in the Saturday midday peak hour. These peak periods would typically be between the hours of 4:00 PM to 6:00 PM during the weekdays and 11:00 AM to 2:00 PM during a Saturday.

When comparing the proposed trips to the existing site's former land use, these trips are expected to result in 57 net new vehicle trips (43 entering and 14 exiting) in the weekday evening peak hour and 44 net new vehicle trips (14 entering and 30 exiting) in the Saturday midday peak hour. Considering the capacity of the surrounding roadway network and the addition of a second full-access driveway, the proposed development is not anticipated to result in any substantial impacts to traffic operations.

SIGHT DISTANCE

Sight distances at the location of the proposed driveway intersection with Shaw's internal driveway was reviewed in accordance with Association of State Highway and Transportation Officials (AASHTO)² recommendations. In brief, SSD is the distance recommended to be provided by a vehicle traveling at the design speed of a roadway, on wet pavement, to stop prior to striking an object in its travel path.

AASHTO standards indicate the SSD should be taken along the major road traveled way from a point 3 feet 6 inches above the ground to a point (in this case the driveway) that is 2 feet above the ground. Based

²*A Policy on Geometric Design of Highway and Streets*, 7th Edition; American Association of State Highway and Transportation Officials (AASHTO); Washington D.C.; 2018.



on an expected vehicle speed of 20 mph on the Shaw's internal driveway, an SSD of 115 feet is required. Plans showing calculated sight distances using survey data and design software were developed by the project site engineer. Table 2 presents a summary of the required and calculated SSD at the proposed site driveway intersection with the Shaw's internal driveway.

Table 2
SIGHT DISTANCE MEASUREMENTS ^a

Location/Sight Distance/Direction ^a	Minimum Distance (feet) ^b	Calculated Distance(feet)
<i>Shaw's Internal Driveway at Site Driveway</i>		
<i>Stopping Sight Distance:</i>		
Looking north towards the driveway	114	259 ^c
Looking south towards the driveway	111	155 ^c

^aBased on procedures identified in AASHTO design guide.

^bStopping sight distances are adjusted based on existing roadway grades.

^cRequired distances obtained with selective tree and vegetation clearing.

As shown in Table 2, with trimming of vegetation in the sight lines, adequate SSD exists for vehicles traveling in either direction of the Shaw's internal driveway to perceive and react to movements exiting the proposed driveway. The vegetation to be cleared is under control of the project applicant and can be removed as needed. Based on this review, the Project driveway design meets minimum design criteria.

If you have any questions on this material, feel free to reach out to either of us at sthornton@rdva.com or szaets@rdva.com.

Attachments: Trip Generation Calculations



APPENDIX

TRIP GENERATION DATA



TRIP GENERATION DATA



Graph Look Up



ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

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Support Documents

Add Users

Comments

Query

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DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

875

**LAND USE GROUP:**

(800-899) Retail

LAND USE :

875 - Department Store

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday

TRIP TYPE:

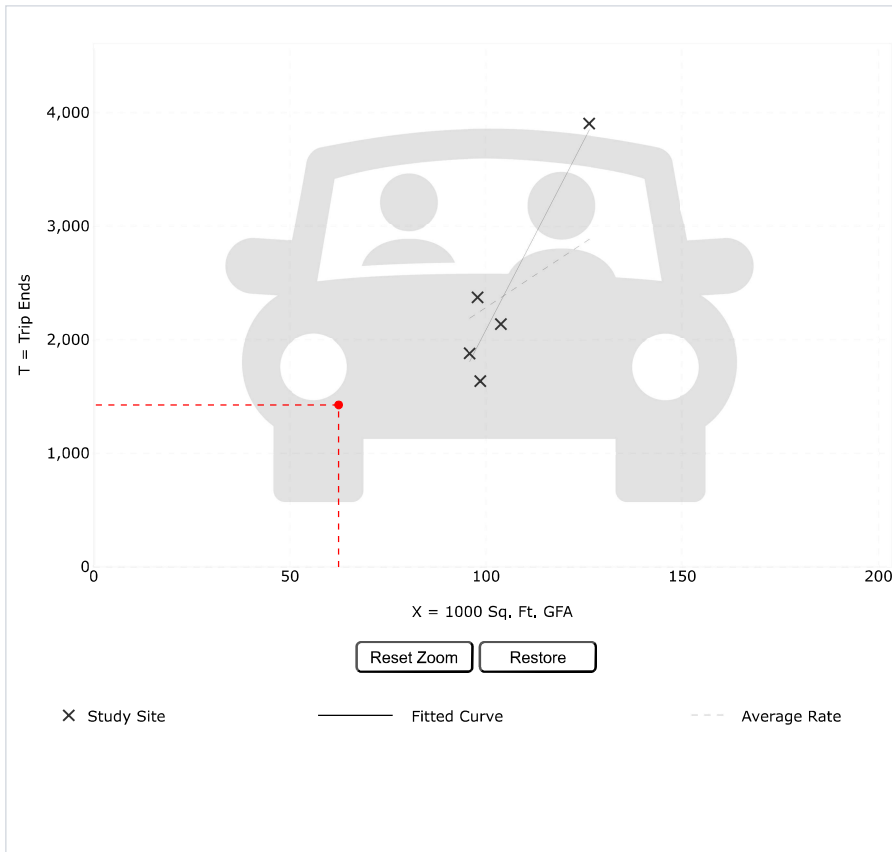
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

62.43

Calculate

Trip ends are not estimated for some methods as it yields negative values

Data Plot and Equation**Caution – Small Sample Size**

Reset Zoom

Restore

X Study Site

Fitted Curve

Average Rate

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS**Land Use:**Department Store (875) [Click for Description and Data Plots](#)**Independent Variable:**

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

5

Avg. 1000 Sq. Ft. GFA:

104

Average Rate:

22.88

Range of Rates:

16.64 - 30.95

Standard Deviation:

5.74

Fitted Curve Equation: $T = 67.09(X) - 4618.37$ **R²:**

0.89

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 1428 (Total), 714 (Entry), 714 (Exit)

Fitted Curve: Not Available

Add-ons to do more

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Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

875



LAND USE GROUP:

(800-899) Retail

LAND USE :

875 - Department Store

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

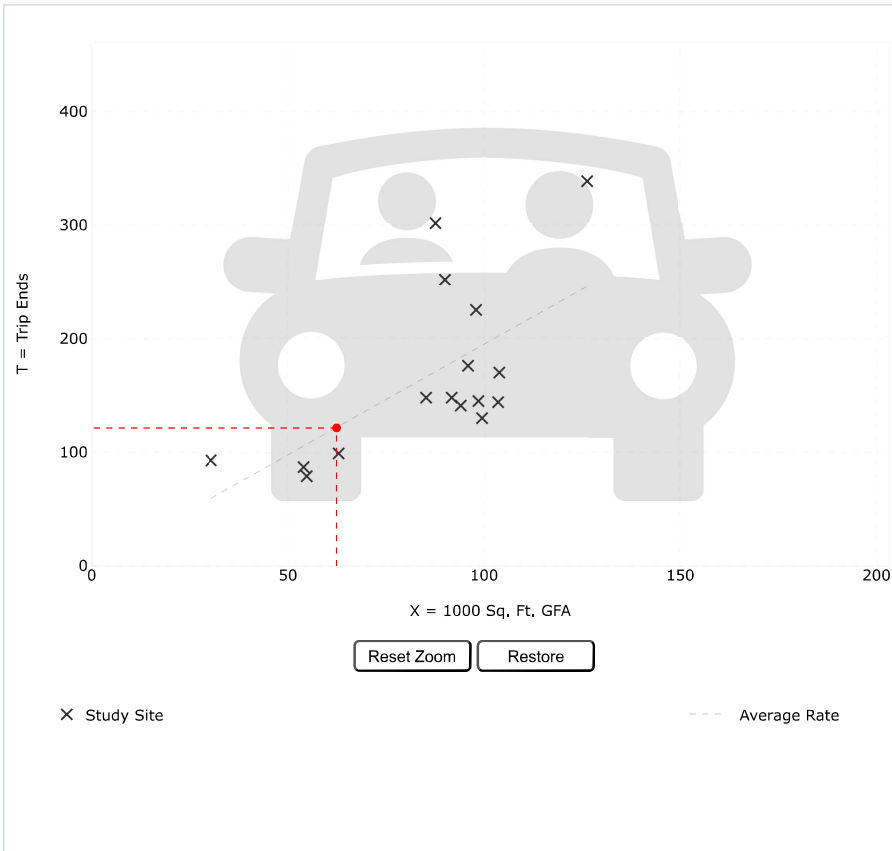
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

62.43

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Department Store (875) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

16

Avg. 1000 Sq. Ft. GFA:

86

Average Rate:

1.95

Range of Rates:

1.31 - 3.45

Standard Deviation:

0.65

Fitted Curve Equation:

Not Given

 R^2 :

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 122 (Total), 61 (Entry), 61 (Exit)

Add-ons to do more

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Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

875



LAND USE GROUP:

(800-899) Retail

LAND USE :

875 - Department Store

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Saturday, Peak Hour of Generator

TRIP TYPE:

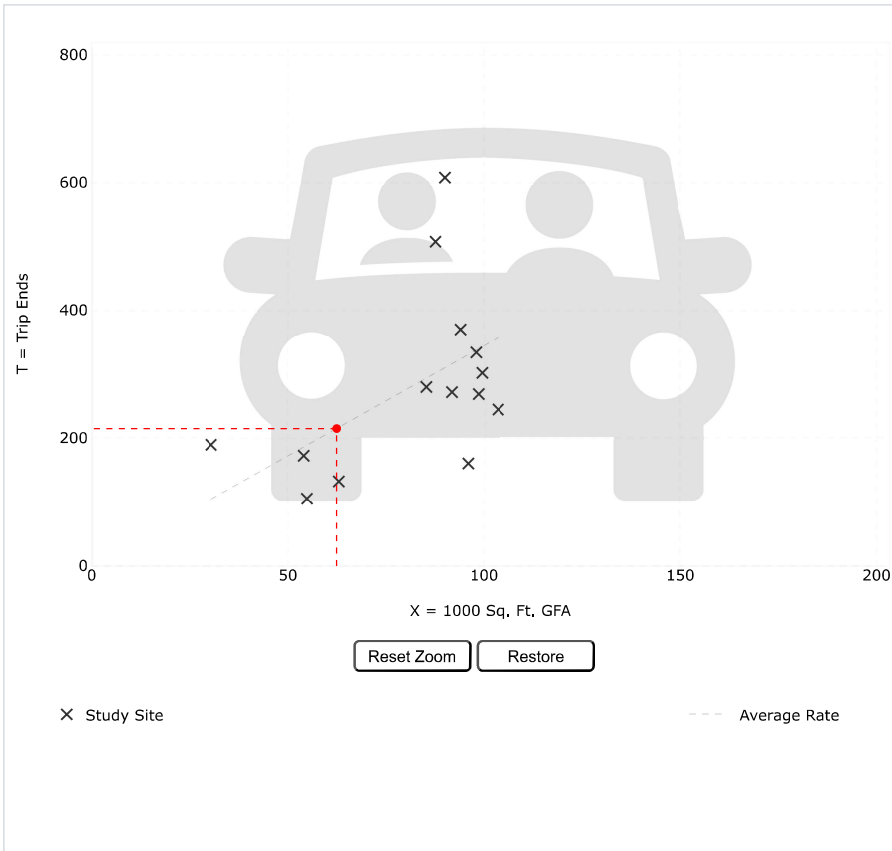
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

62.43

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Department Store (875) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Saturday
Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

14

Avg. 1000 Sq. Ft. GFA:

82

Average Rate:

3.45

Range of Rates:

1.68 - 6.76

Standard Deviation:

1.53

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

53% entering, 47% exiting

Calculated Trip Ends:

Average Rate: 215 (Total), 114 (Entry), 101 (Exit)

Add-ons to do more

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Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

875



LAND USE GROUP:

(800-899) Retail

LAND USE :

875 - Department Store

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Saturday

TRIP TYPE:

Vehicle

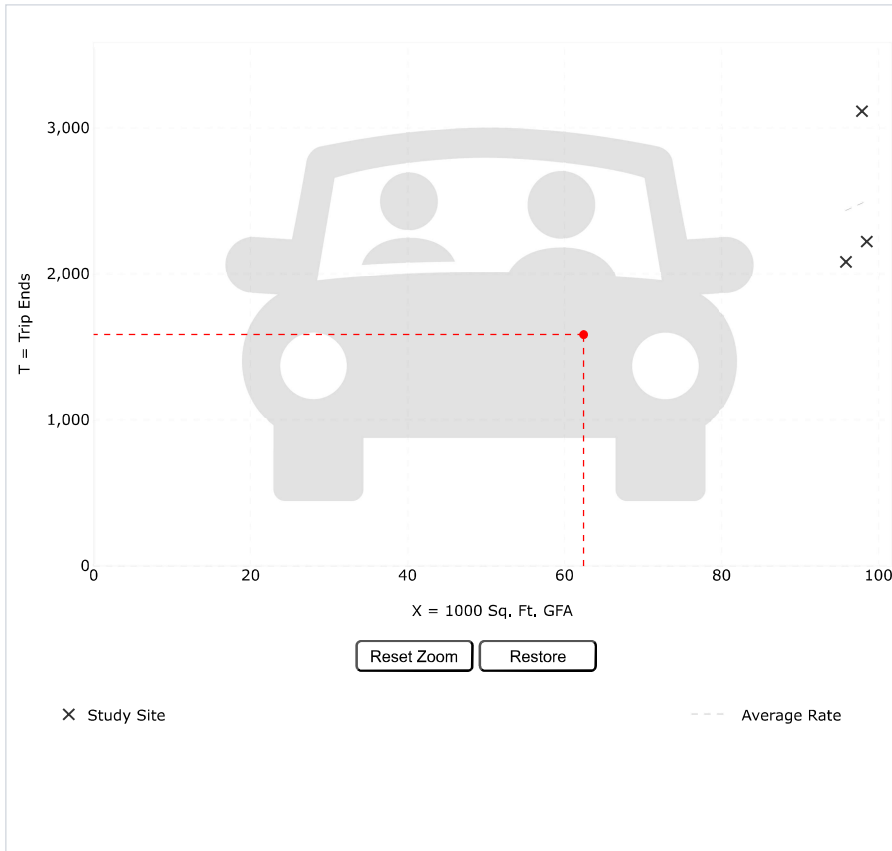
ENTER IV VALUE TO CALCULATE TRIPS:

62.43

Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Department Store (875) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Saturday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

3

Avg. 1000 Sq. Ft. GFA:

97

Average Rate:

25.40

Range of Rates:

21.73 - 31.83

Standard Deviation:

5.61

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 1586 (Total), 793 (Entry), 793 (Exit)

Add-ons to do more

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TGM Appendices

Support Documents

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Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

489



LAND USE GROUP:

(400-499) Recreational

LAND USE :

489 - Pickleball Courts

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Courts

TIME PERIOD:

Weekday

TRIP TYPE:

Vehicle

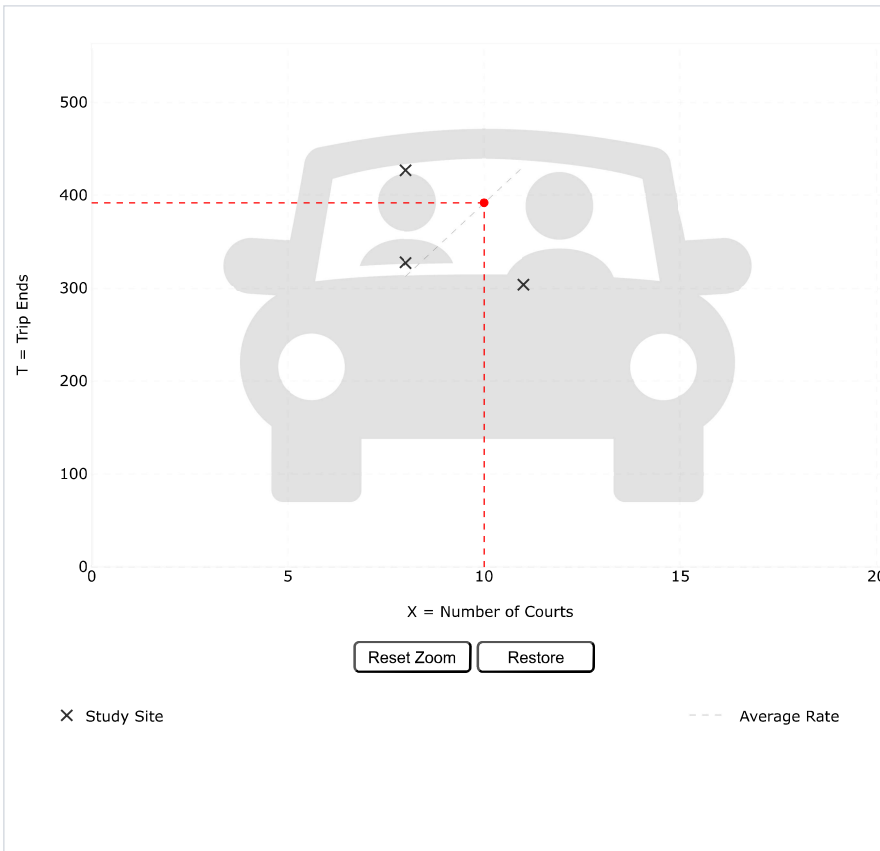
ENTER IV VALUE TO CALCULATE TRIPS:

10

Calculate

Data Plot and Equation

Caution – Small Sample Size



DATA STATISTICS

Land Use:

Pickleball Courts (489) [Click for Description and Data Plots](#)

Independent Variable:

Courts

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

3

Avg. Num. of Courts:

9

Average Rate:

39.22

Range of Rates:

27.64 - 53.38

Standard Deviation:

13.13

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 392 (Total), 196 (Entry), 196 (Exit)

Add-ons to do more

Try OTISS Pro

Graph Look Up



ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

489

**LAND USE GROUP:**

(400-499) Recreational

LAND USE :

489 - Pickleball Courts

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Courts

TIME PERIOD:

Weekday, Peak Hour of Adjacent Stre

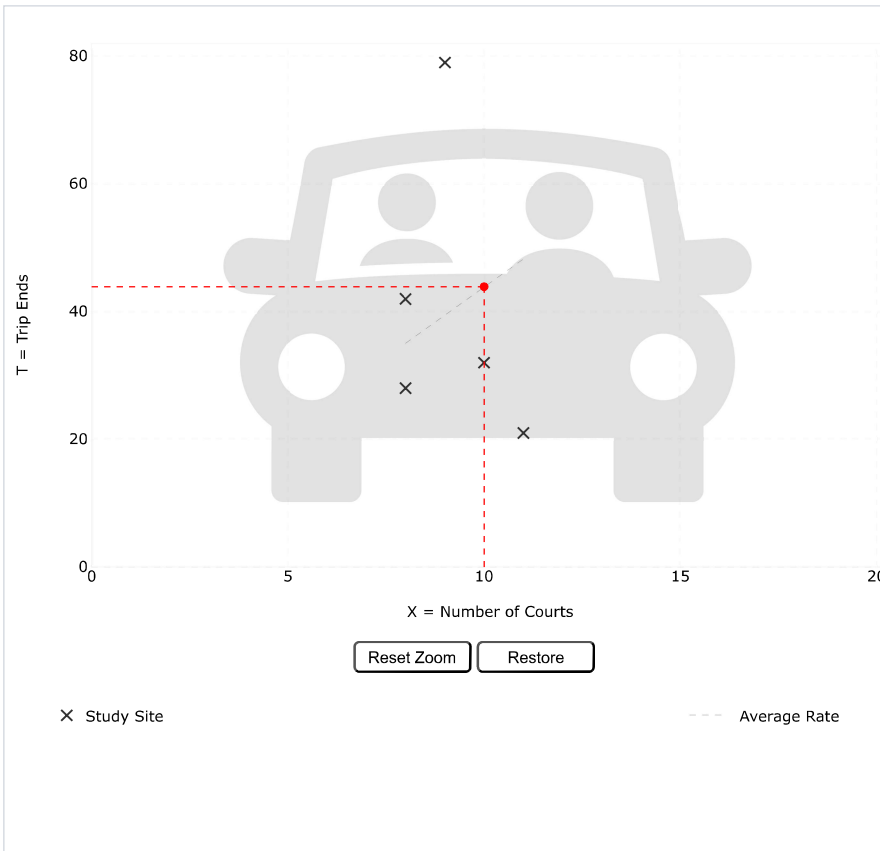
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

10

Calculate

Data Plot and Equation**Caution – Small Sample Size**

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS**Land Use:**

Pickleball Courts (489) [Click for Description and Data Plots](#)

Independent Variable:

Courts

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

5

Avg. Num. of Courts:

9

Average Rate:

4.39

Range of Rates:

1.91 - 8.78

Standard Deviation:

2.70

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

61% entering, 39% exiting

Calculated Trip Ends:

Average Rate: 44 (Total), 27 (Entry), 17 (Exit)

Add-ons to do more

Try OTISS Pro

Graph Look Up



ITETripGen Web-based App

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How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

489

**LAND USE GROUP:**

(400-499) Recreational

LAND USE :

489 - Pickleball Courts

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Courts

TIME PERIOD:

Saturday, Peak Hour of Generator

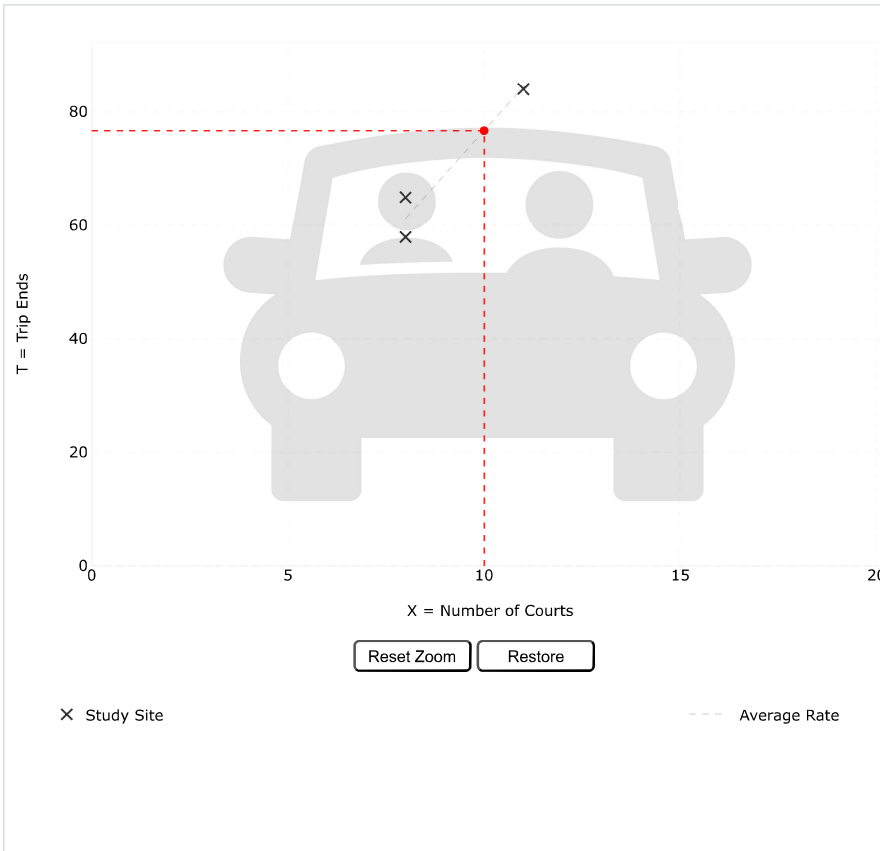
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

10

Calculate

Data Plot and Equation**Caution – Small Sample Size****DATA STATISTICS****Land Use:**Pickleball Courts (489) [Click for Description and Data Plots](#)**Independent Variable:**

Courts

Time Period:

Saturday

Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

3

Avg. Num. of Courts:

9

Average Rate:

7.67

Range of Rates:

7.25 - 8.13

Standard Deviation:

0.41

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

55% entering, 45% exiting

Calculated Trip Ends:

Average Rate: 77 (Total), 42 (Entry), 35 (Exit)

Add-ons to do more

Try OTISS Pro

 Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

489



LAND USE GROUP:

(400-499) Recreational

LAND USE :

489 - Pickleball Courts

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Courts

TIME PERIOD:

Saturday

TRIP TYPE:

Vehicle

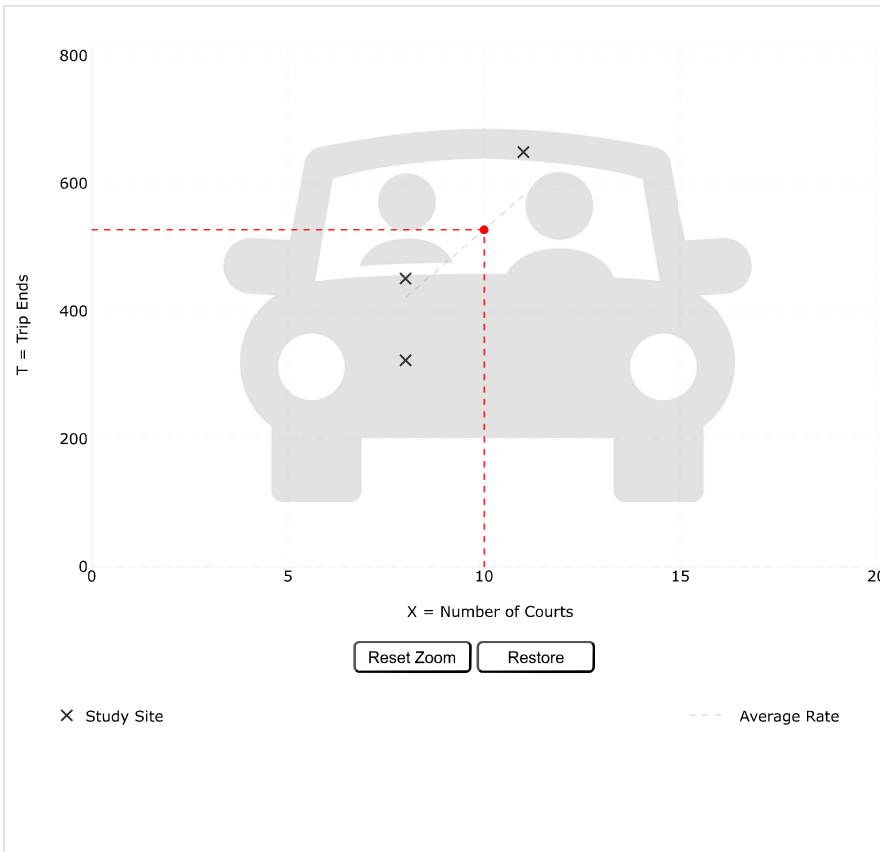
ENTER IV VALUE TO CALCULATE TRIPS:

10

Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Pickleball Courts (489) [Click for Description and Data Plots](#)

Independent Variable:

Courts

Time Period:

Saturday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

3

Avg. Num. of Courts:

9

Average Rate:

52.81

Range of Rates:

40.50 - 59.09

Standard Deviation:

9.87

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 528 (Total), 264 (Entry), 264 (Exit)

Add-ons to do more

Try OTISS Pro

 Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

492



LAND USE GROUP:

(400-499) Recreational

LAND USE :

492 - Health/Fitness Club

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday

TRIP TYPE:

Vehicle

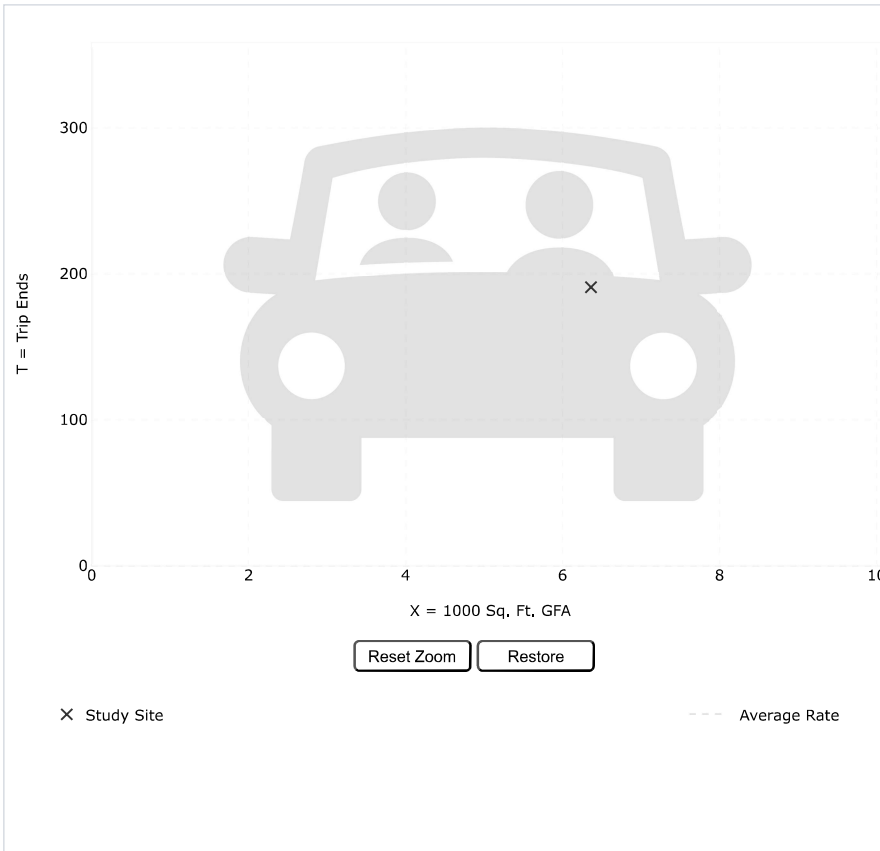
ENTER IV VALUE TO CALCULATE TRIPS:

35.93

Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Health/Fitness Club (492) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

1

Avg. 1000 Sq. Ft. GFA:

6

Average Rate:

30.02

Range of Rates:

30.02 - 30.02

Standard Deviation:

Fitted Curve Equation:

Not Given

R²:

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 1079 (Total), 539 (Entry), 540 (Exit)

Add-ons to do more

Try OTISS Pro

 Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

492



LAND USE GROUP:

(400-499) Recreational

LAND USE :

492 - Health/Fitness Club

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

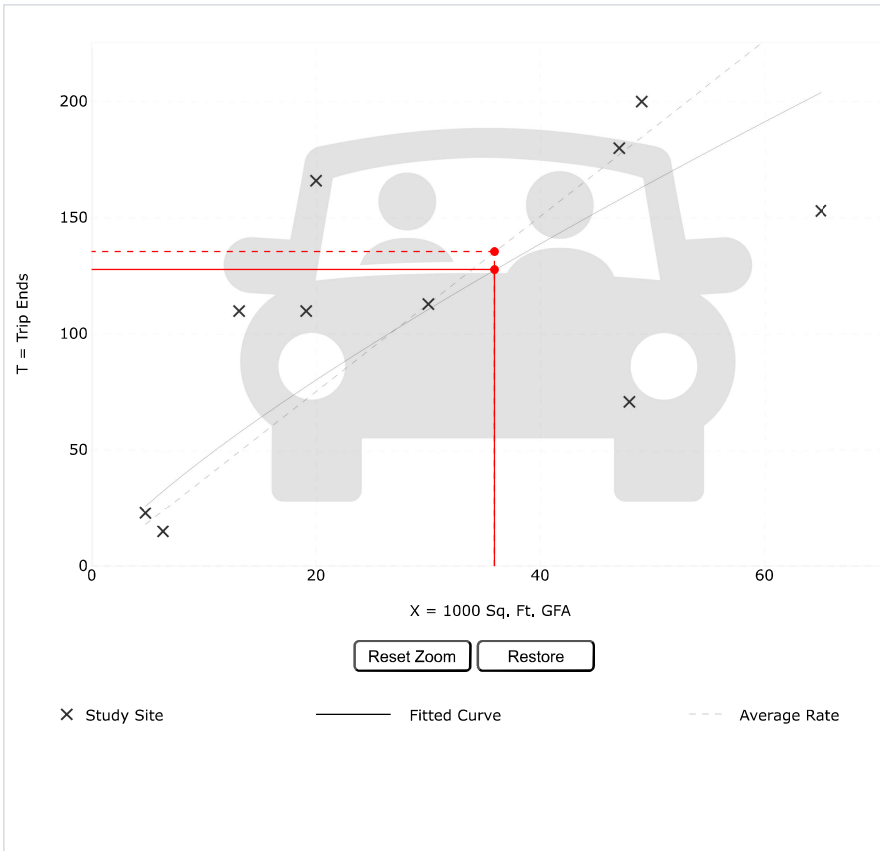
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

35.93

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Health/Fitness Club (492) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

10

Avg. 1000 Sq. Ft. GFA:

30

Average Rate:

3.77

Range of Rates:

1.48 - 8.37

Standard Deviation:

2.07

Fitted Curve Equation:

$\ln(T) = 0.79 \ln(X) + 2.02$

 R^2 :

0.65

Directional Distribution:

57% entering, 43% exiting

Calculated Trip Ends:

Average Rate: 135 (Total), 77 (Entry), 58 (Exit)

Fitted Curve: 128 (Total), 73 (Entry), 55 (Exit)

Add-ons to do more

Try OTISS Pro

Query

Filter

DATA SOURCE:

Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:

492

LAND USE GROUP:

(400-499) Recreational

LAND USE :

492 - Health/Fitness Club

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Saturday, Peak Hour of Generator

TRIP TYPE:

Vehicle

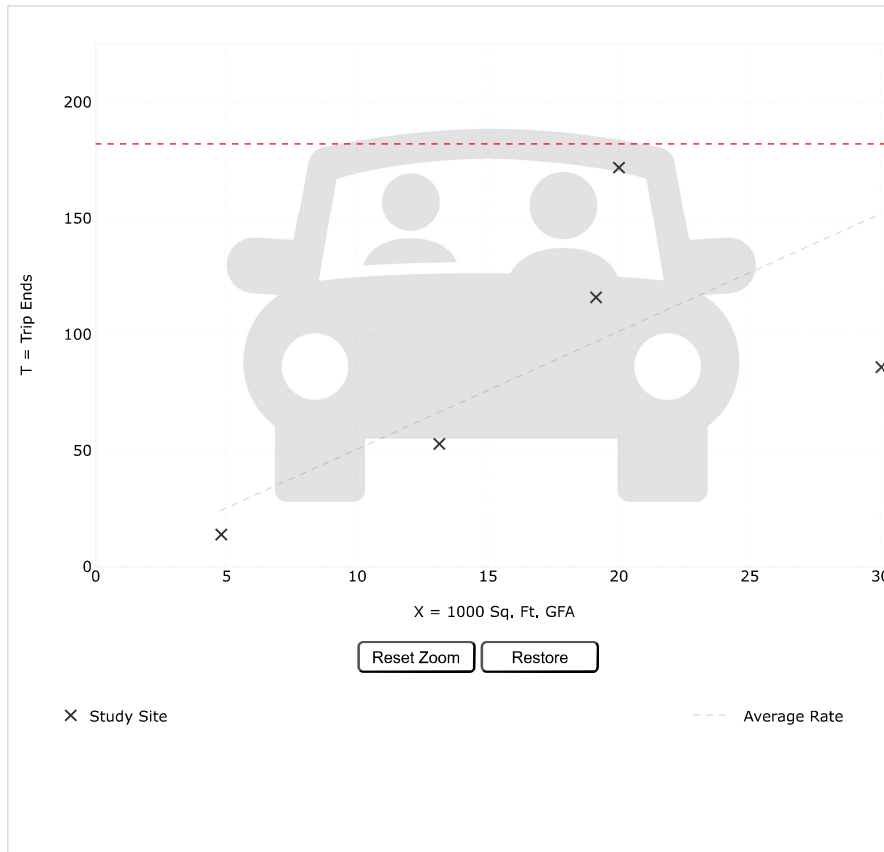
ENTER IV VALUE TO CALCULATE TRIPS:

35.93

Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Health/Fitness Club (492) [Click for Description and Data Plots](#)

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Saturday
Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
5

Avg. 1000 Sq. Ft. GFA:
17

Average Rate:
5.07

Range of Rates:
2.87 - 8.60

Standard Deviation:
2.54

Fitted Curve Equation:
Not Given

R²:
★★★★

Directional Distribution:
47% entering, 53% exiting

Calculated Trip Ends:
Average Rate: 182 (Total), 86 (Entry), 96 (Exit)

SIGHT DISTANCE PHOTO LOG
Dover Tax Map 27, Lot 24-H-0
831 Central Ave., Dover NH
JBE PROJECT NO. 20523



Photo 1: Looking from proposed driveway connector location toward Central Ave.



Photo 2: Looking from proposed driveway connector location toward Shaws. Vegetation to be cut per plan.



Photo 3: Looking back from sight distance reference location toward proposed driveway connector. Photo taken from curb line for safety while actual sight distance line is from center of lane. Some vegetation to be removed per plan.

LOCUST SCALE: 1"=2000'

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
OV1	OVERVIEW SITE PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
LP	LOGISTICS PLAN
D1-D2	DETAIL SHEETS
H1	HIGHWAY ACCESS PLAN

EXISTING	PROPOSED	DESCRIPTION
GENERAL		
		BUILDING SETBACK
		TREE LINE
		EDGE OF PAVEMENT
		CURBING
		GUARDRAIL
		MAJOR CONTOUR
		MINOR CONTOUR
		FENCE
		CENTERLINE
		SILTFENCE
		LIGHT POLE
		SINGLE/DOUBLE POST SIGN
		TREES
		TEMPORARY BENCHMARK
UTILITIES		
		DRAIN LINE
		CATCH BASIN
		DRAIN MANHOLE
		WATER MAIN LINE
		WATER SERVICE LINE
		FIRE LINE
		FIRE DEPARTMENT CONNECTION
		WATER GATE VALVE
		WATER SHUTOFF
		HYDRANT
		SEWER LINE
		SEWER FORCEMAIN
		SEWER MANHOLE
		OVERHEAD ELECTRIC LINES
		UNDERGROUND ELECTRIC LINES
		UTILITY POLE
		GUY WIRE ANCHOR
		UTILITY SUPPORT POLE
		ELECTRIC METER
		TRANSFORMER
		GAS LINE
		GAS METER
		GAS GATE VALVE
BOUNDARY		
		PROPERTY LINE
		ABUTTER PROPERTY LINE
		EASEMENT LINE
		DRILL HOLE
		IRON ROD / IRON PIPE AS NOTED
		GRANITE BOUND

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. *Civil Engineering Services* 603-772-4746
 PO Box 219
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

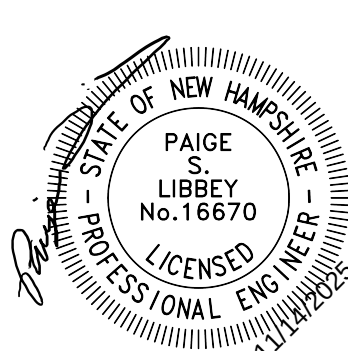
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CS

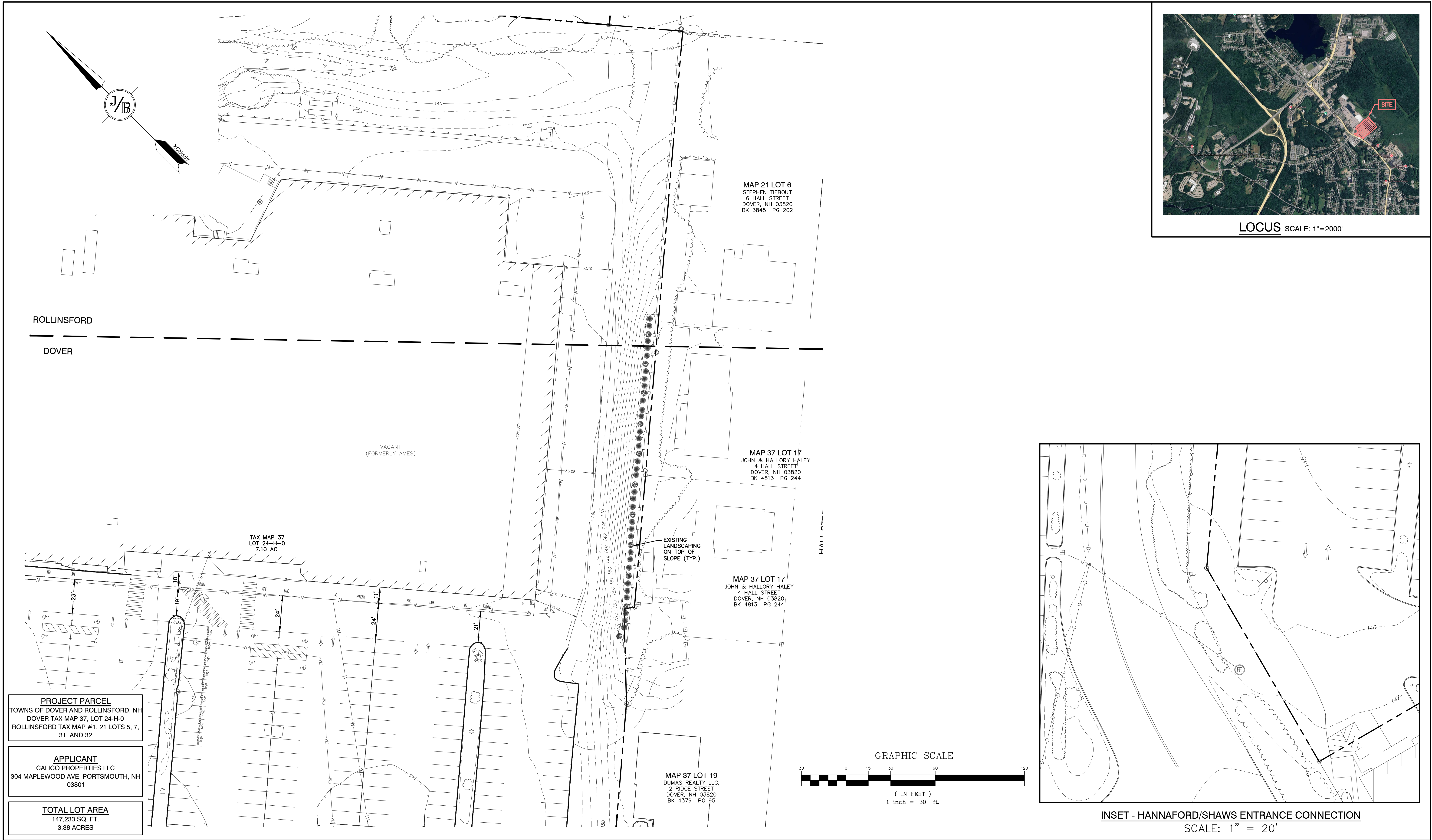
SHEET 1 OF 10

JBE PROJECT NO. 20523

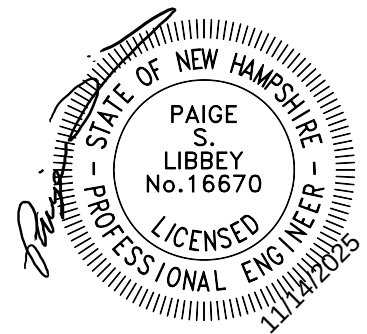
Design: PSL	Draft: TCR	Date: 03/06/2025
Checked: PSL	Scale: AS NOTED	Project No.: 20523
Drawing Name: 20523-PLAN-AMES-GYM.dwg		
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"DOVER TRAENE FITNESS", DOVER, NH
JBE # 20523 REVISION 8.11/14/2025



Design: PSL	Draft: TCR	Date: 03/06/2025
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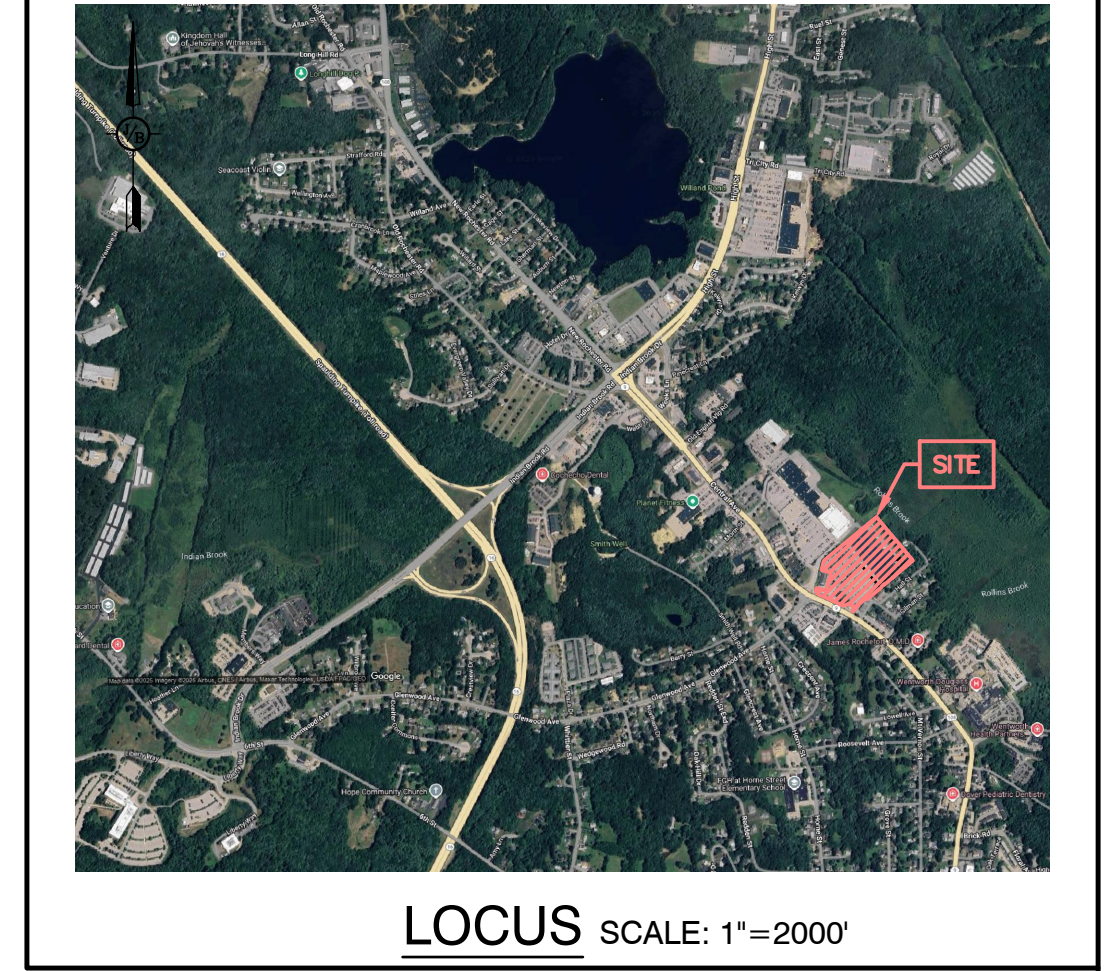
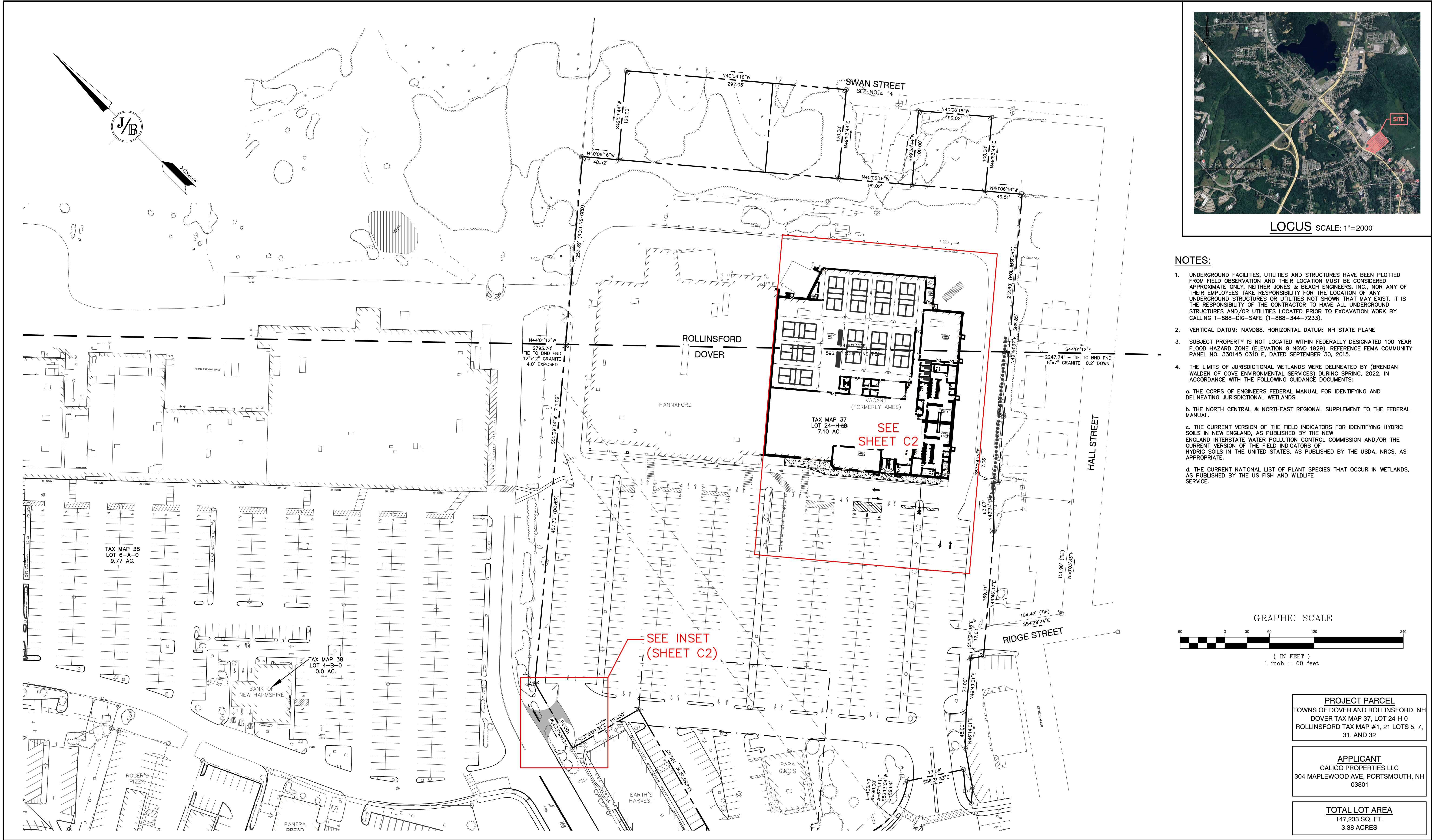
8	11/14/25	REVISED PER CITY COMMENTS	DJM
7	10/6/25	REVISED PER CLIENT	TCR
6	09/22/25	REVISED PER CLIENT	TCR
5	08/01/25	REVISED PER CLIENT	TCR
4	03/06/25	REVISED PER CLIENT	TCR
REV.	DATE	REVISION	BY

J/B
Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

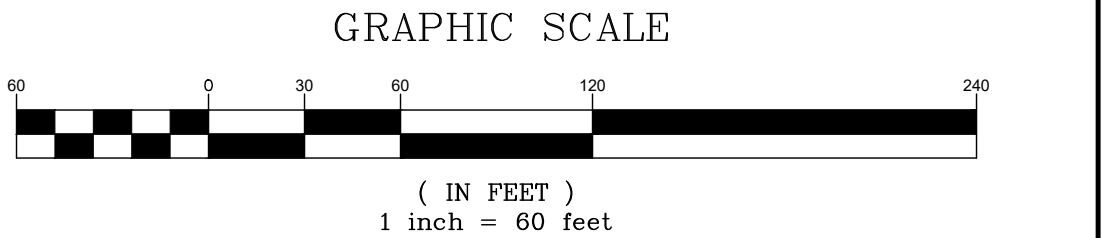
Designed and Produced in NH
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

DRAWING No.	C1
SHEET 2 OF 9 JBE PROJECT NO. 20523	



- NOTES:**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
 - VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: NH STATE PLANE
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330145 0310 E, DATED SEPTEMBER 30, 2015.
 - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY (BRENDAN WALDEN OF GOVE ENVIRONMENTAL SERVICES) DURING SPRING, 2022, IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

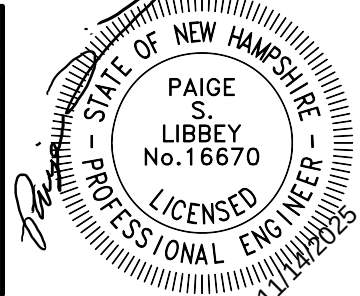


PROJECT PARCEL
TOWNS OF DOVER AND ROLLINSFORD, NH
DOVER TAX MAP 37, LOT 24-H-0
ROLLINSFORD TAX MAP #1, 21 LOTS 5, 7,
31, AND 32

APPLICANT
CALICO PROPERTIES LLC
304 MAPLEWOOD AVE, PORTSMOUTH, NH
03801

TOTAL LOT AREA
147,233 SQ. FT.
3.38 ACRES

Design: PSL	Draft: TCR	Date: 03/06/2025
Checked: PSL	Scale: AS SHOWN	Project No.: 20523
Drawing Name: 20523-PLAN-AMES-GYM.dwg		
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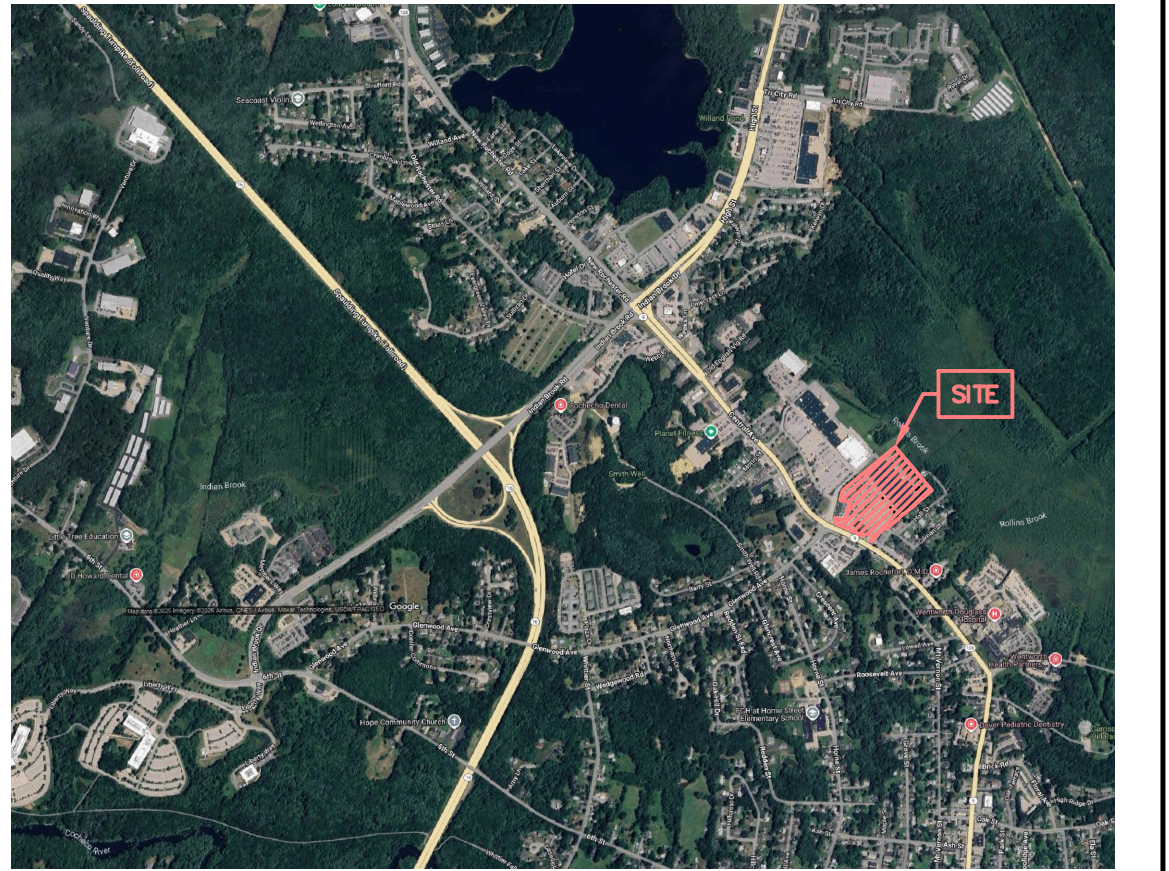
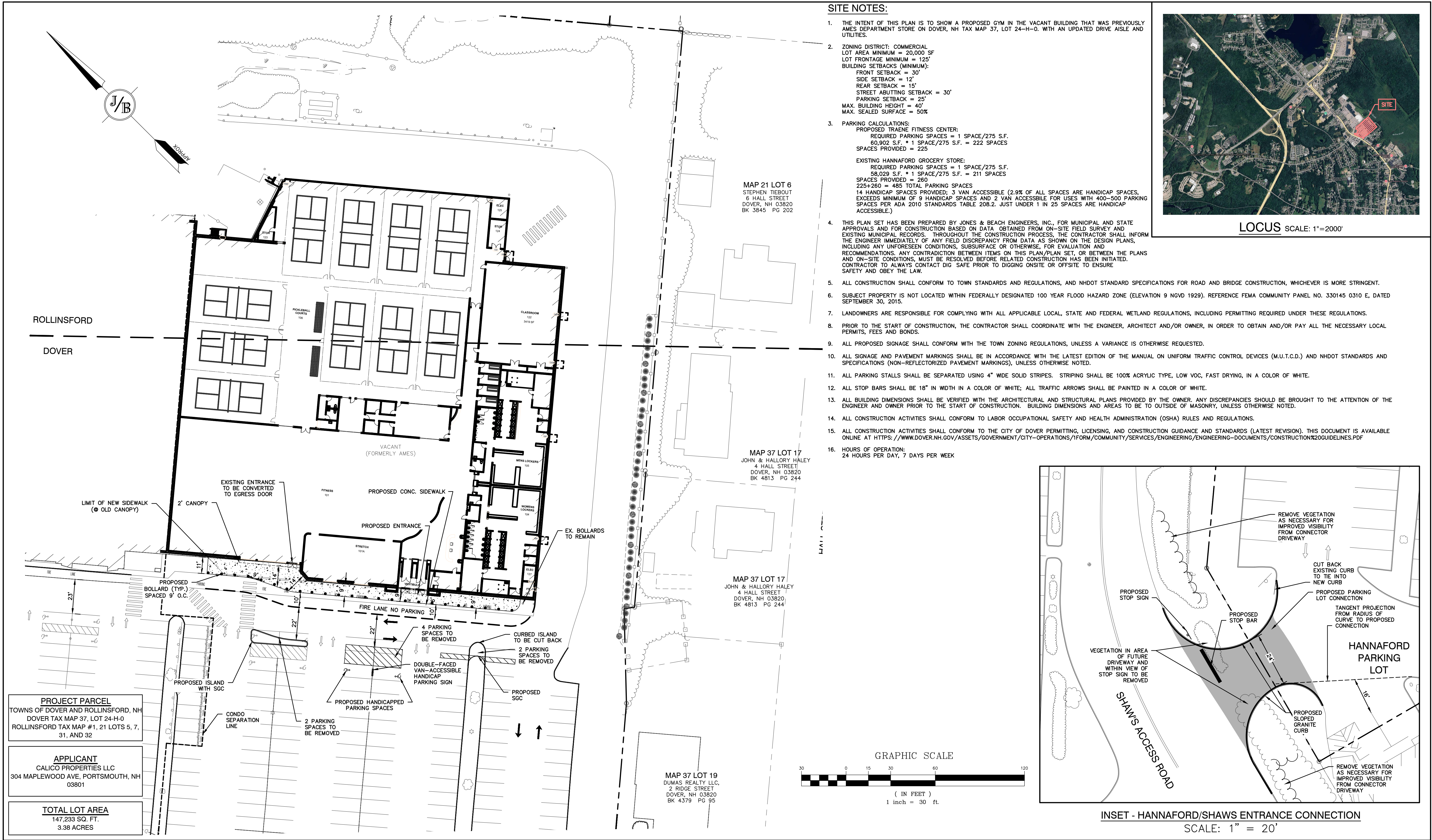


8	11/14/25	REVISED PER CITY COMMENTS	DJM
7	10/6/25	REVISED PER CLIENT	TCR
6	09/22/25	REVISED PER CLIENT	TCR
5	08/01/25	REVISED PER CLIENT	TCR
4	03/06/25	REVISED PER CLIENT	TCR
REV.	DATE	REVISION	BY

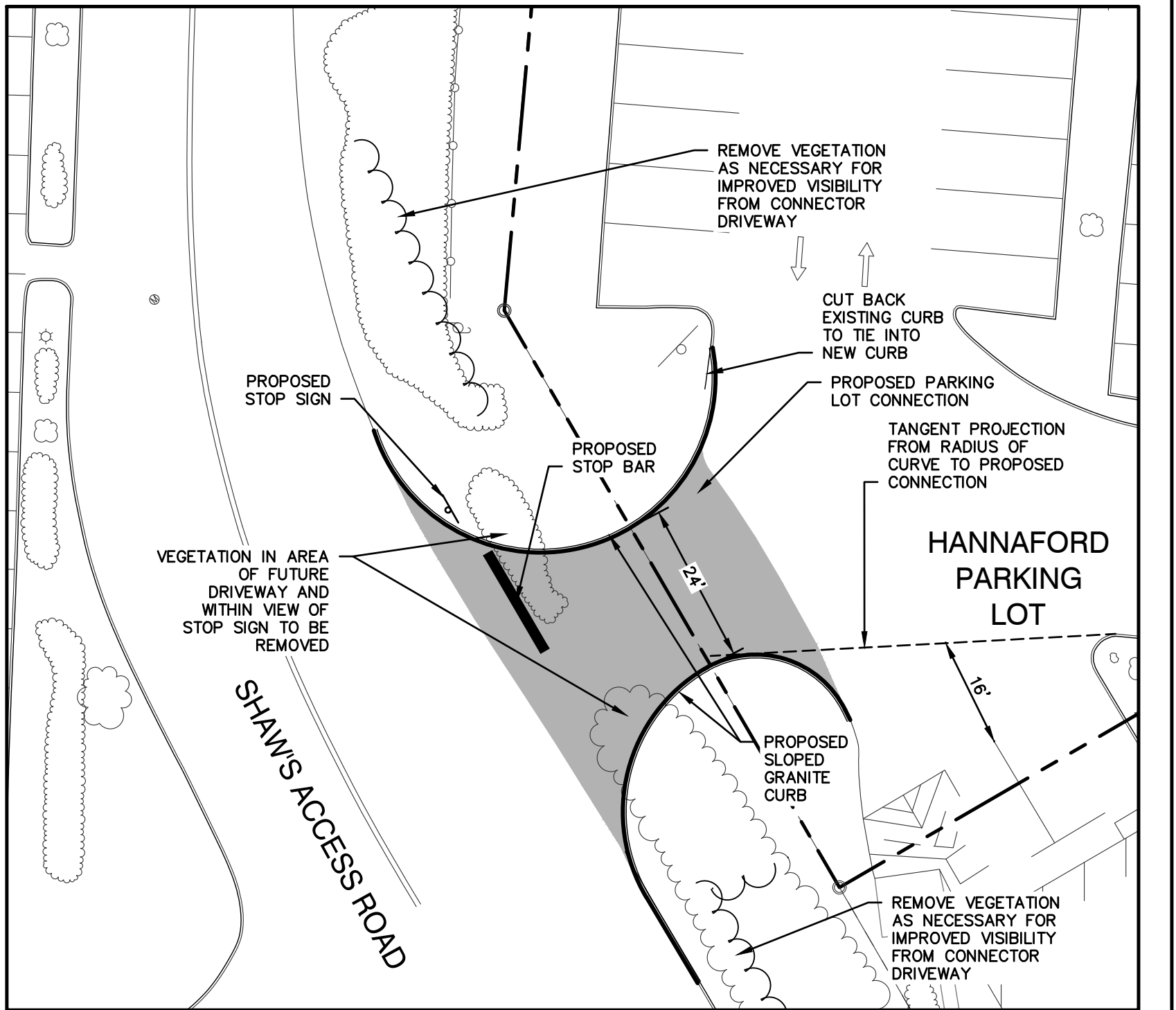
J/B Jones & Beach Engineers, Inc.
Designed and Produced in NH
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERVIEW SITE PLAN
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

DRAWING No.	OV1
SHEET 3 OF 10 JBE PROJECT NO. 20523	

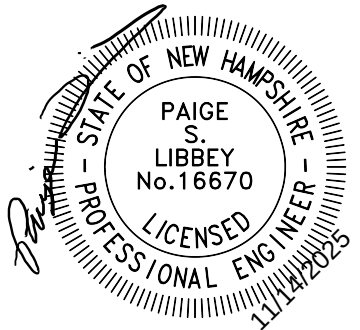


LOCUS SCALE: 1"=2000'



INSET - HANNAFORD/SHAW'S ENTRANCE CONNECTION
SCALE: 1" = 20'

Design: PSL	Draft: TCR	Date: 03/06/2025
Checked: PSL	Scale: AS SHOWN	Project No.: 20523
Drawing Name: 20523-PLAN-AMES-GYM.dwg		
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6	09/22/25	REVISED PER CLIENT	TCR
5	08/01/25	REVISED PER CLIENT	TCR
4	03/06/25	REVISED PER CLIENT	TCR

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Civil Engineering Services

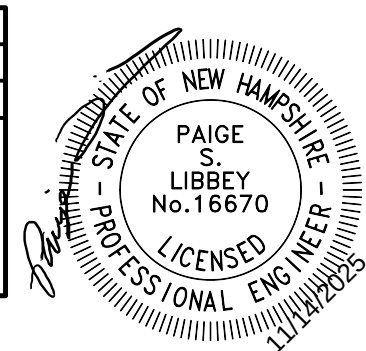
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

DRAWING No.	C2
SHEET 4 OF 9	JBE PROJECT NO. 20523



Design: PSL	Draft: TCR	Date: 03/06/2025
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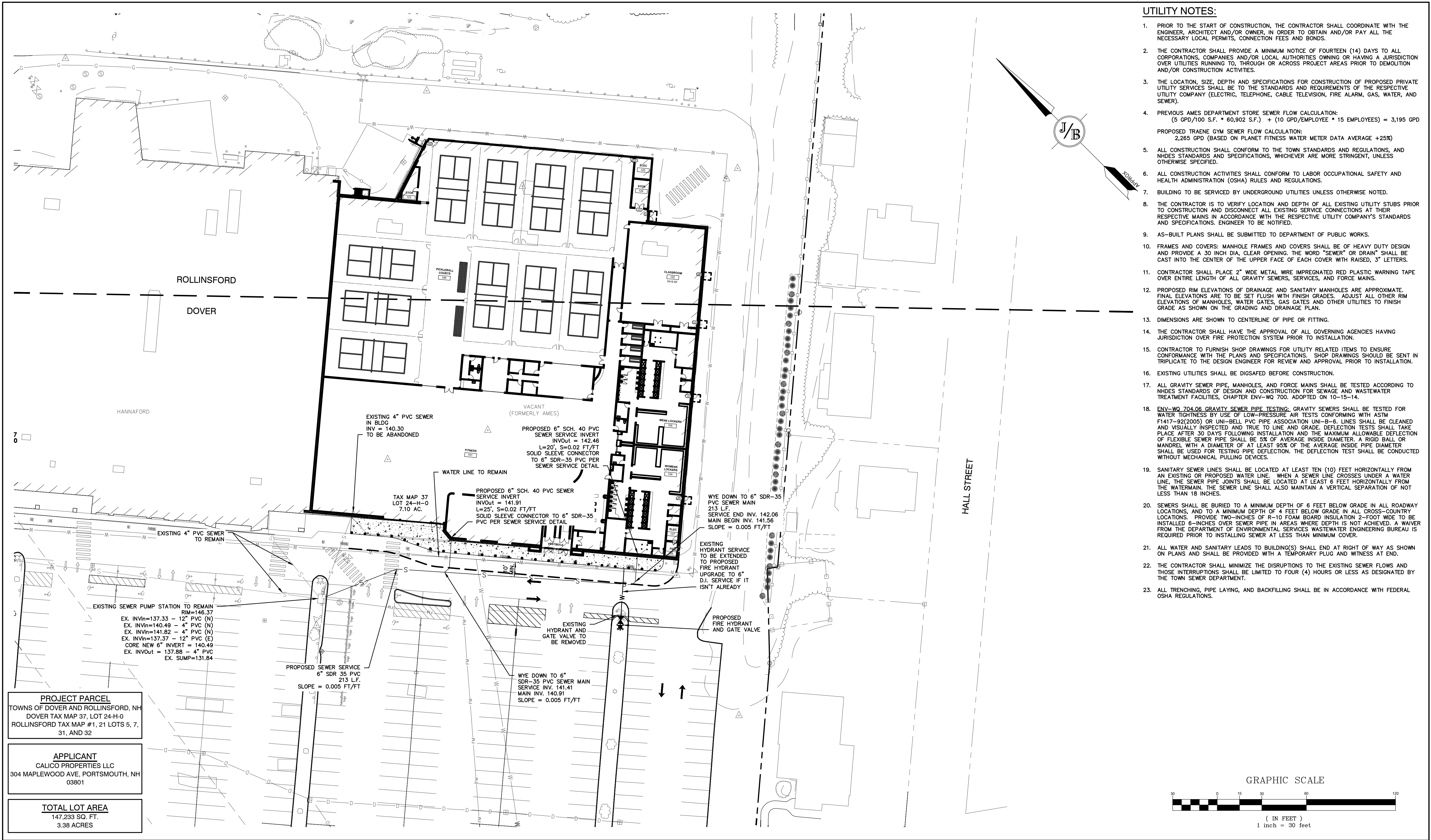


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6	09/22/25	REVISED PER CLIENT	TCR
5	08/01/25	REVISED PER CLIENT	TCR
4	03/06/25	REVISED PER CLIENT	TCR
REV.	DATE	REVISION	BY

J/B Jones & Beach Engineers, Inc.
Designed and Produced in NH
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

DRAWING No.
C3
SHEET 5 OF 10 JBE PROJECT NO. 20523



UTILITY NOTES:

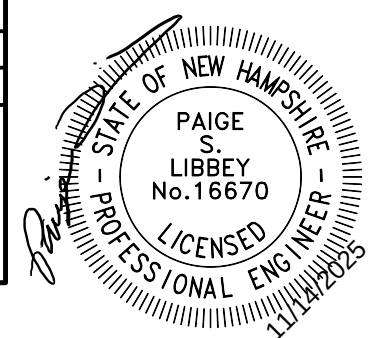
1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
4. PREVIOUS AMES DEPARTMENT STORE SEWER FLOW CALCULATION:
(5 GPD/100 S.F. * 60,902 S.F.) + (10 GPD/EMPLOYEE * 15 EMPLOYEES) = 3,195 GPD
PROPOSED TRAENE GYM SEWER FLOW CALCULATION:
2,265 GPD (BASED ON PLANET FITNESS WATER METER DATA AVERAGE +25%)
5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
7. BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
9. AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
10. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
11. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
12. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
13. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
14. THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
15. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
16. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
17. ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700. ADOPTED ON 10-15-14.
18. ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
19. SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
20. SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
21. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
22. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
23. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

PROJECT PARCEL
TOWNS OF DOVER AND ROLLINSFORD, NH
DOVER TAX MAP 37, LOT 24-H-0
ROLLINSFORD TAX MAP #1, 21 LOTS 5, 7,
31, AND 32

APPLICANT
CALICO PROPERTIES LLC
304 MAPLEWOOD AVE, PORTSMOUTH, NH
03801

TOTAL LOT AREA
147,233 SQ. FT.
3.38 ACRES

Design: PSL	Draft: TCR	Date: 03/06/2025
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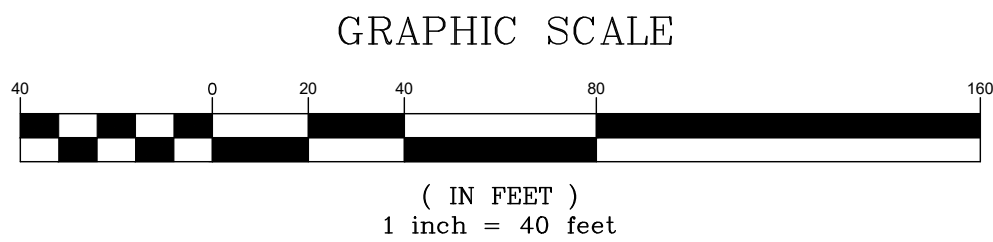
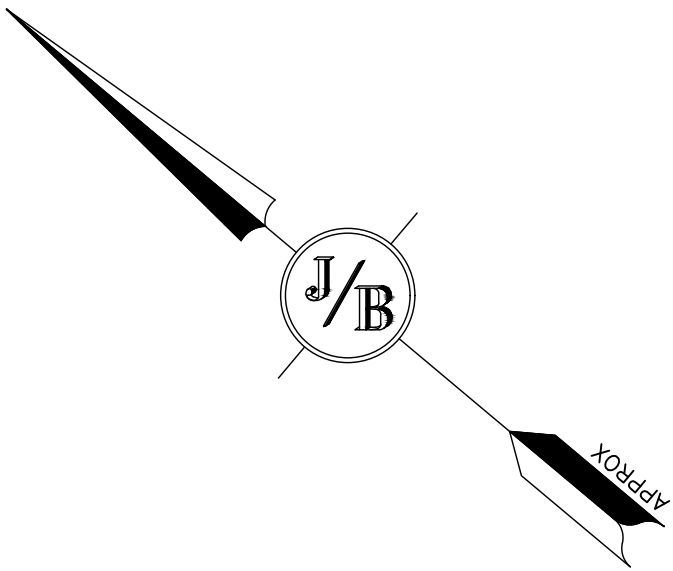
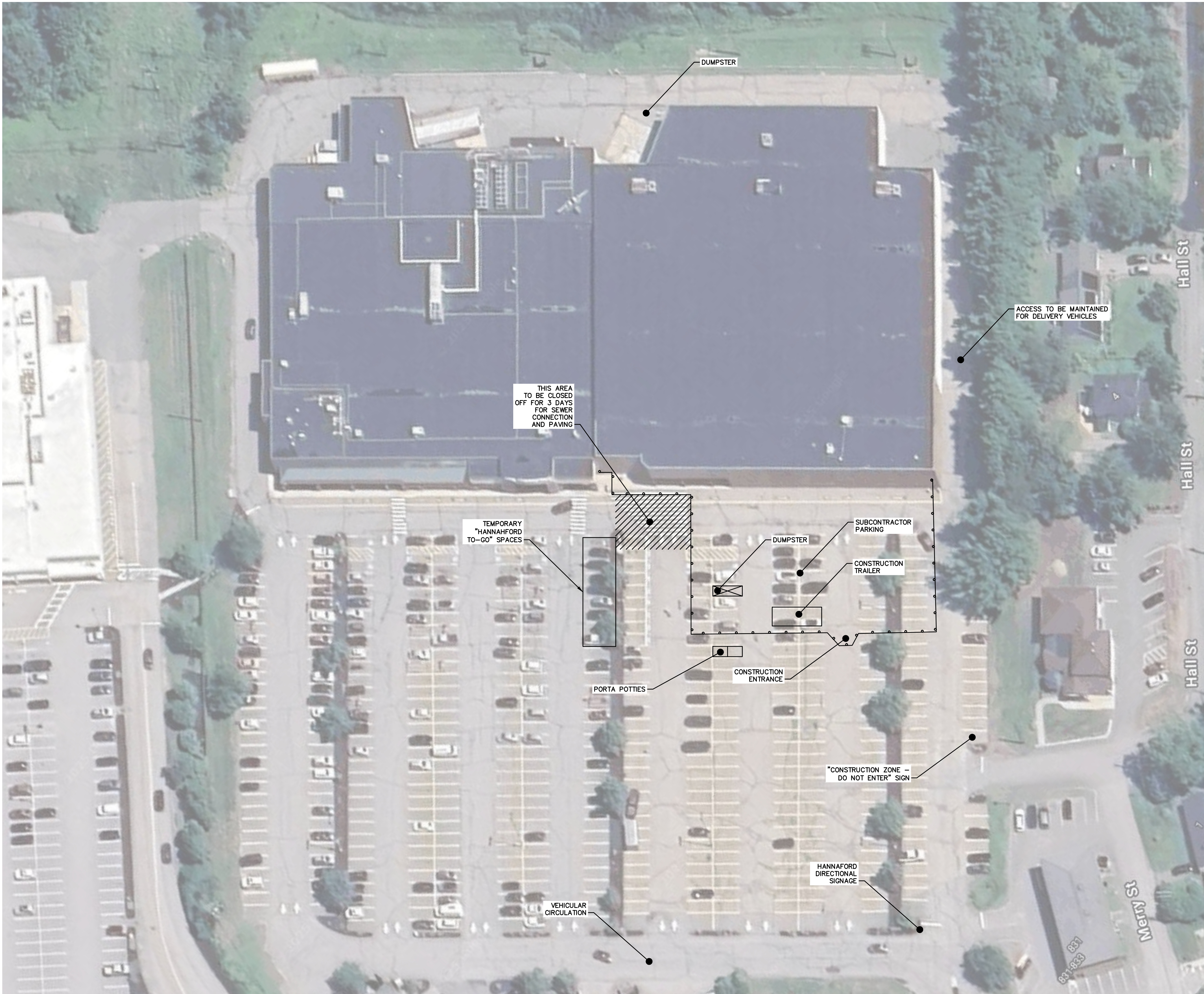


8	11/14/25	REVISED PER CITY COMMENTS	DJM
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4	03/06/25	REVISED PER CLIENT	TCR
REV.	DATE	REVISION	BY

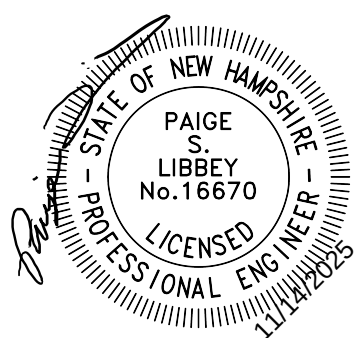
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	UTILITY PLAN
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

DRAWING No.
C4
SHEET 6 OF 10 JBE PROJECT NO. 20523



Design: PSL	Draft: TCR	Date: 03/06/2025
Checked: PSL	Scale: AS SHOWN	Project No.: 20523
Drawing Name: 20523-PLAN-AMES-GYM.dwg		
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6	09/22/25	REVISED PER CLIENT	TCR
5	08/01/25	REVISED PER CLIENT	TCR
4	03/06/25	REVISED PER CLIENT	TCR
REV.	DATE	REVISION	BY



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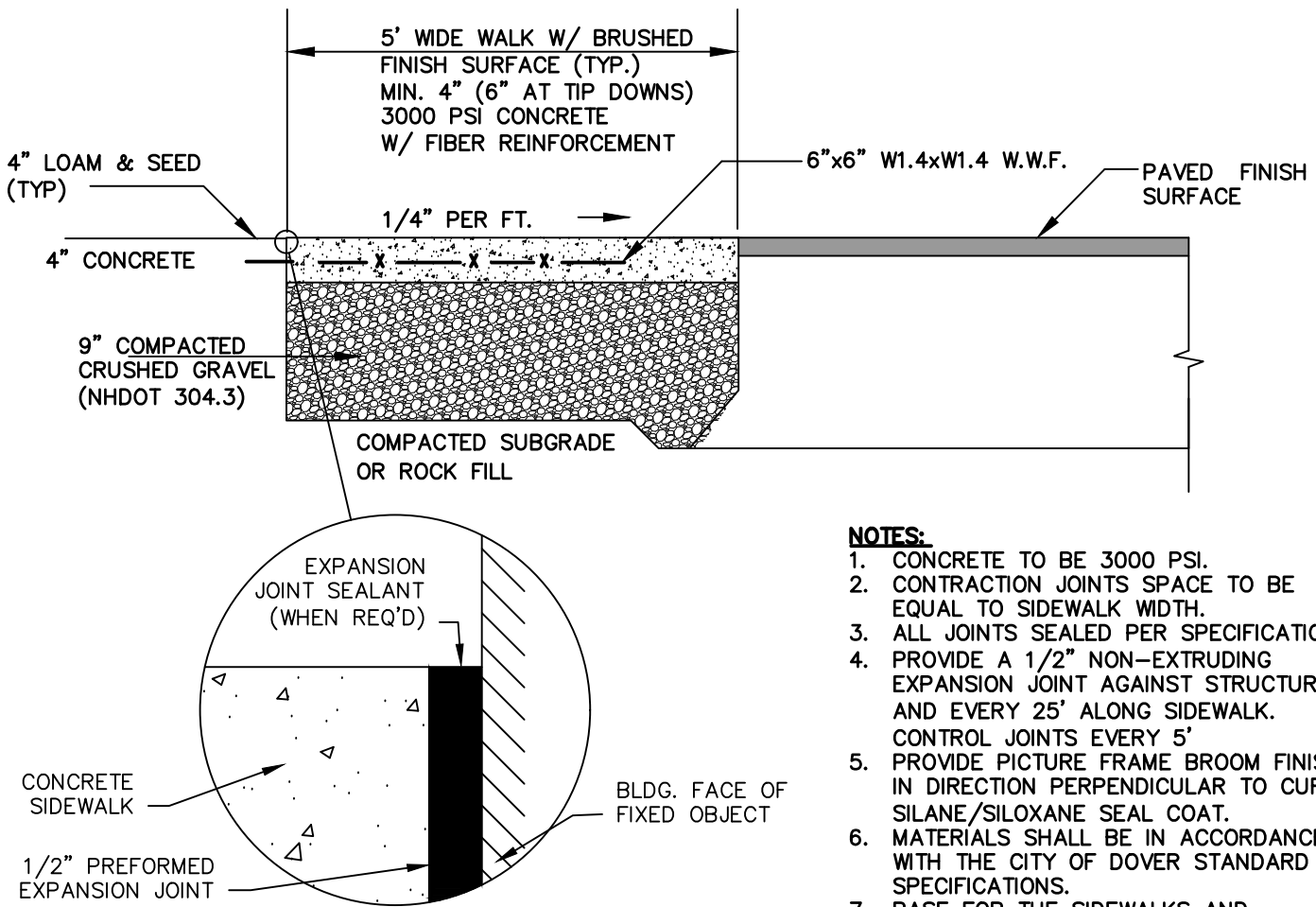
Civil Engineering Services

E-MAIL: JBE@JONESANDBEACH.COM

603-772-4746

Plan Name:	LOGISTICS PLAN MAP, BLOCK, LOT
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

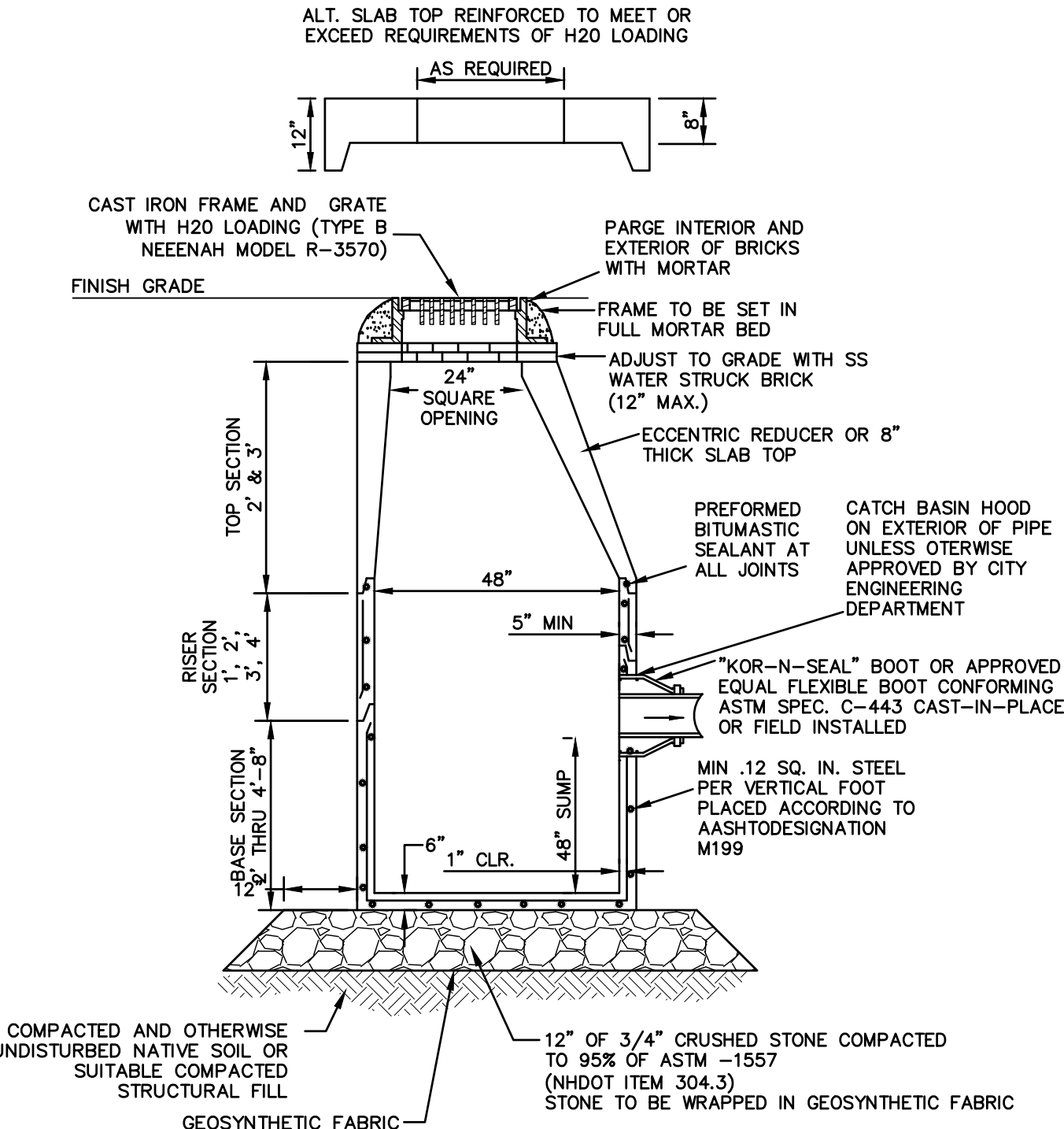
DRAWING No.
LP
SHEET 7 OF 10 JBE PROJECT NO. 20523



- NOTES:**
1. CONCRETE TO BE 3000 PSI.
 2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
 3. ALL JOINTS SEALED PER SPECIFICATIONS.
 4. PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 25' ALONG SIDEWALK. CONTROL JOINTS EVERY 5'.
 5. PROVIDE PICTURE FRAME BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB. SILANE/SILOXANE SEAL COAT.
 6. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARD SPECIFICATIONS.
 7. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9 INCHES OF CRUSHED GRAVEL.

CONCRETE SIDEWALK

NOT TO SCALE

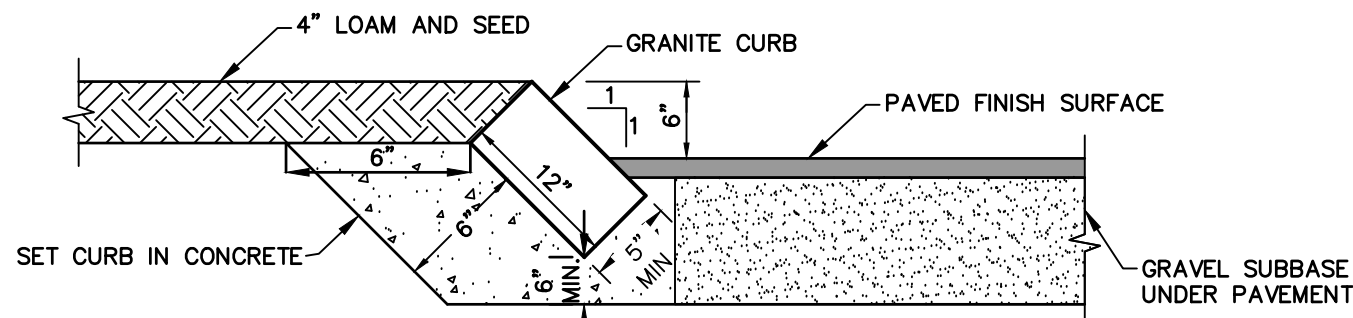


NOTES:

1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING
5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE 'DONUTS'.
9. ENTIRE STRUCTURE SHALL BE H-20 LOAD RATED. PROVIDE MANUFACTURER REINFORCEMENT DETAILS TO THE CITY ENGINEER UPON REQUEST.

CATCH BASIN

NOT TO SCALE

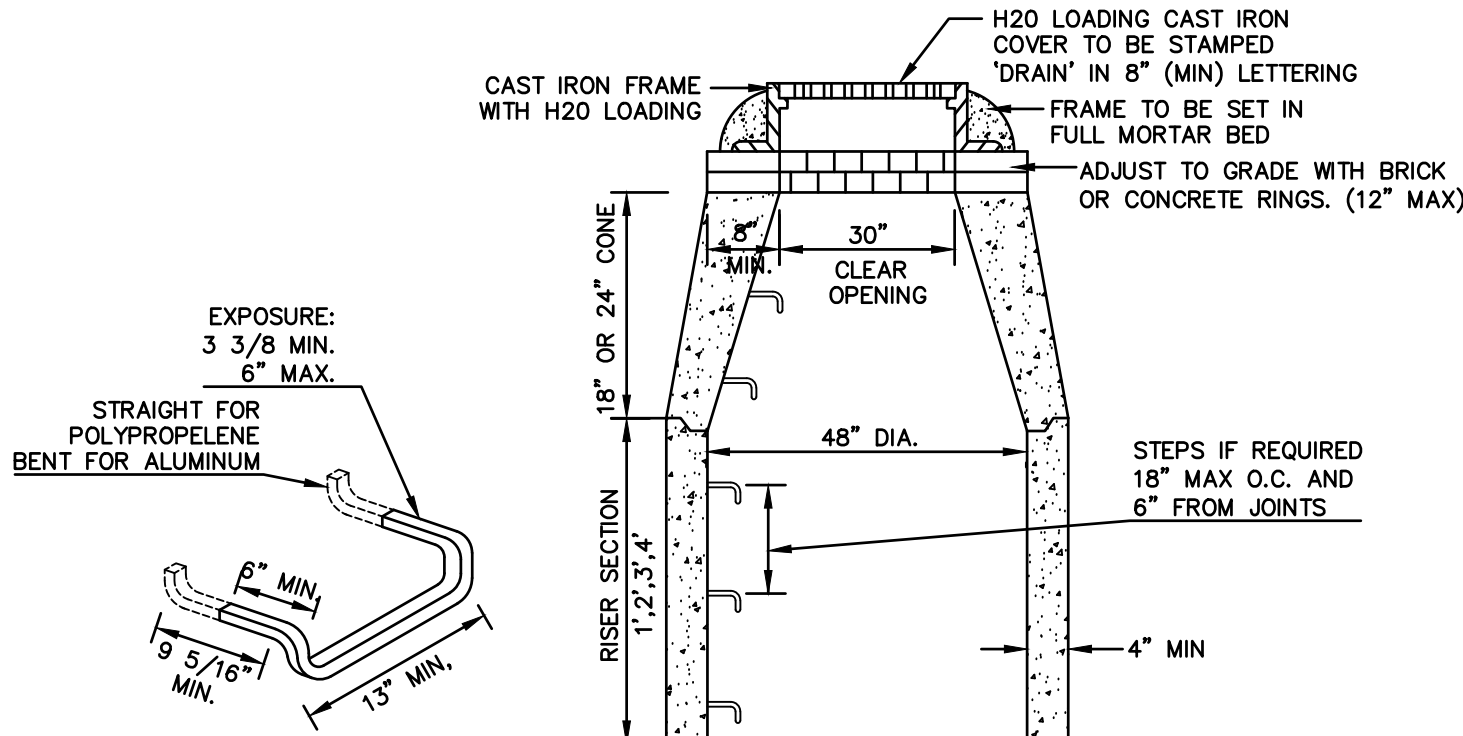


NOTES:

1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
2. JOINTS BETWEEN STONES SHALL BE MORTARED.
3. SALVAGE GRANITE CURBS ON-SITE AND RESET TO THE EXTENT POSSIBLE.
4. LOAM AND SEED SHALL BE IN COMPLIANCE WITH NHDOT 641-645
5. CONCRETE CURB SUPPORT SHALL BE SET 1/2" BELOW THE TOP OF THE PAVEMENT BASE COURSE

SLOPED GRANITE CURB

NOT TO SCALE

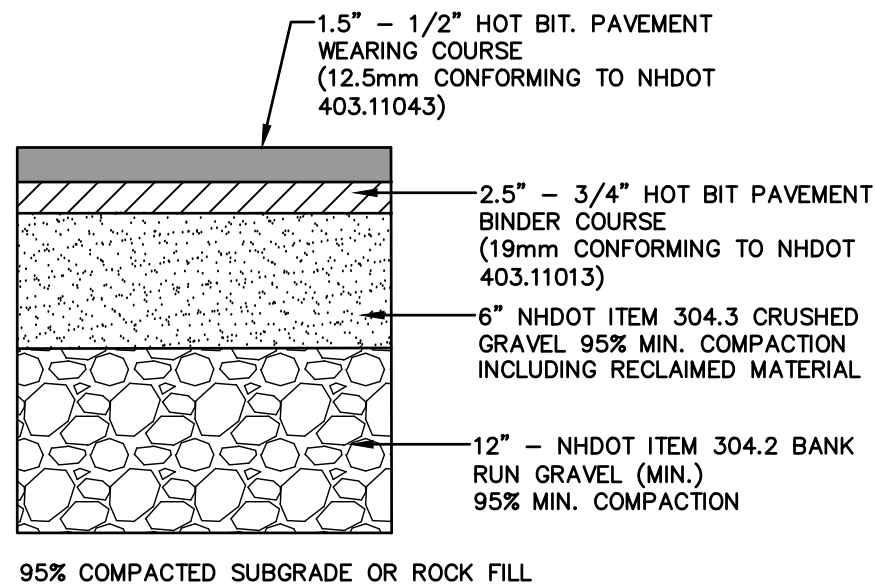


NOTES:

1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
7. ALL DRAIN MANHOLE FRAMES AND GRATES SHALL BE NEENAH R-1798 OR APPROVED EQUAL (30" DIA. TYPICAL).
8. STANDARD FRAME(S) AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE 'DONUTS'.
9. CORINGS TO BE SEPARATED BY 6" (MINIMUM) OF MONOLITHIC SECTION.

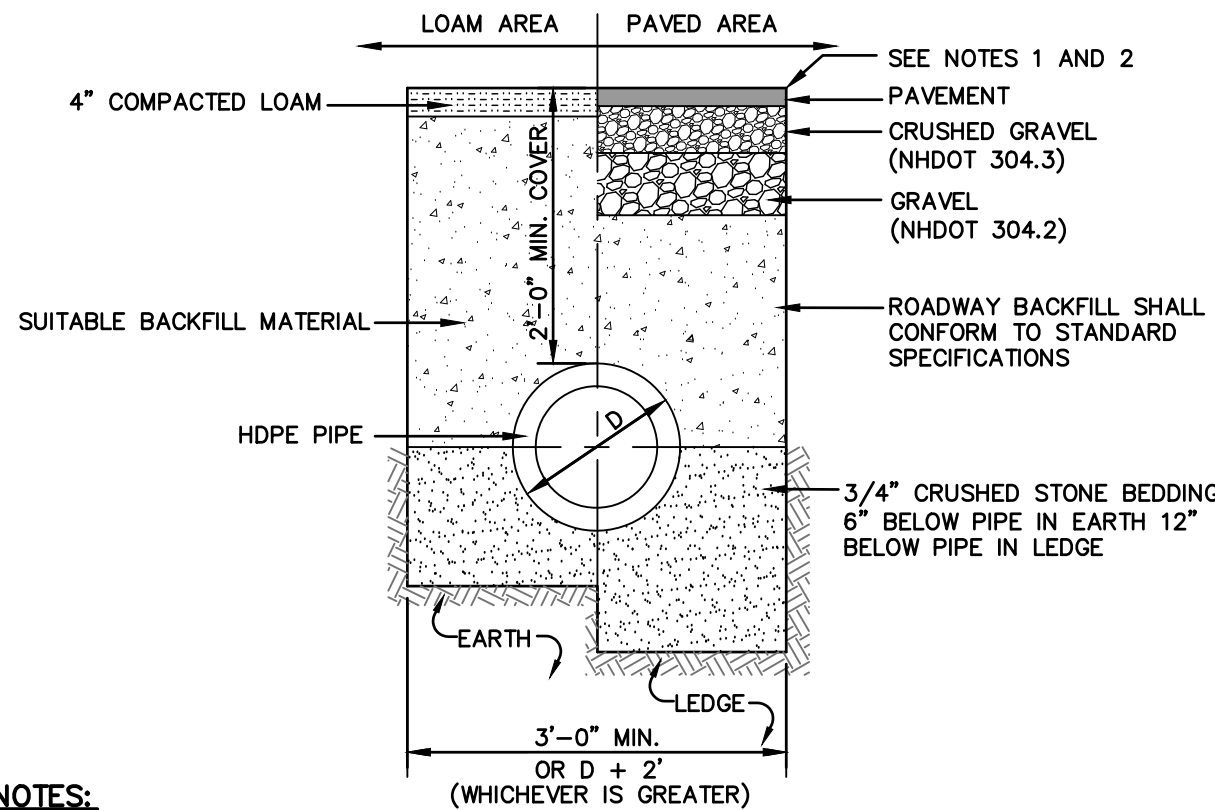
DRAIN MANHOLE WITH STEPS (4' DIAM.)

NOT TO SCALE



TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE

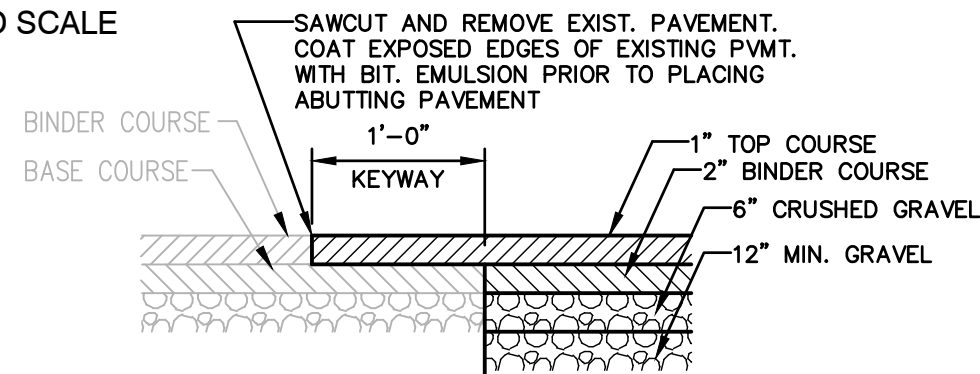


NOTES:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

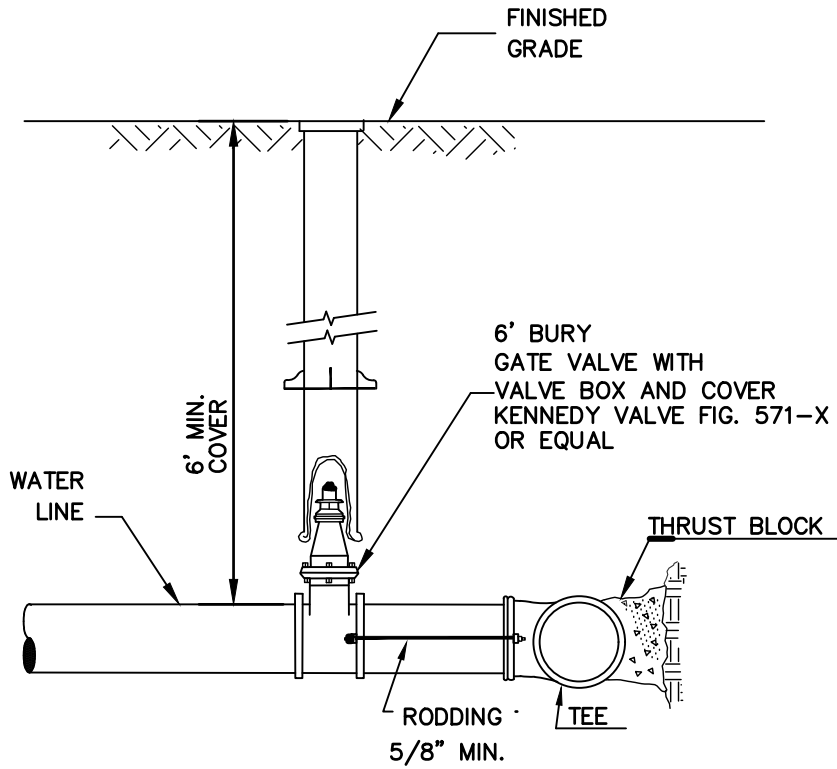
DRAINAGE TRENCH

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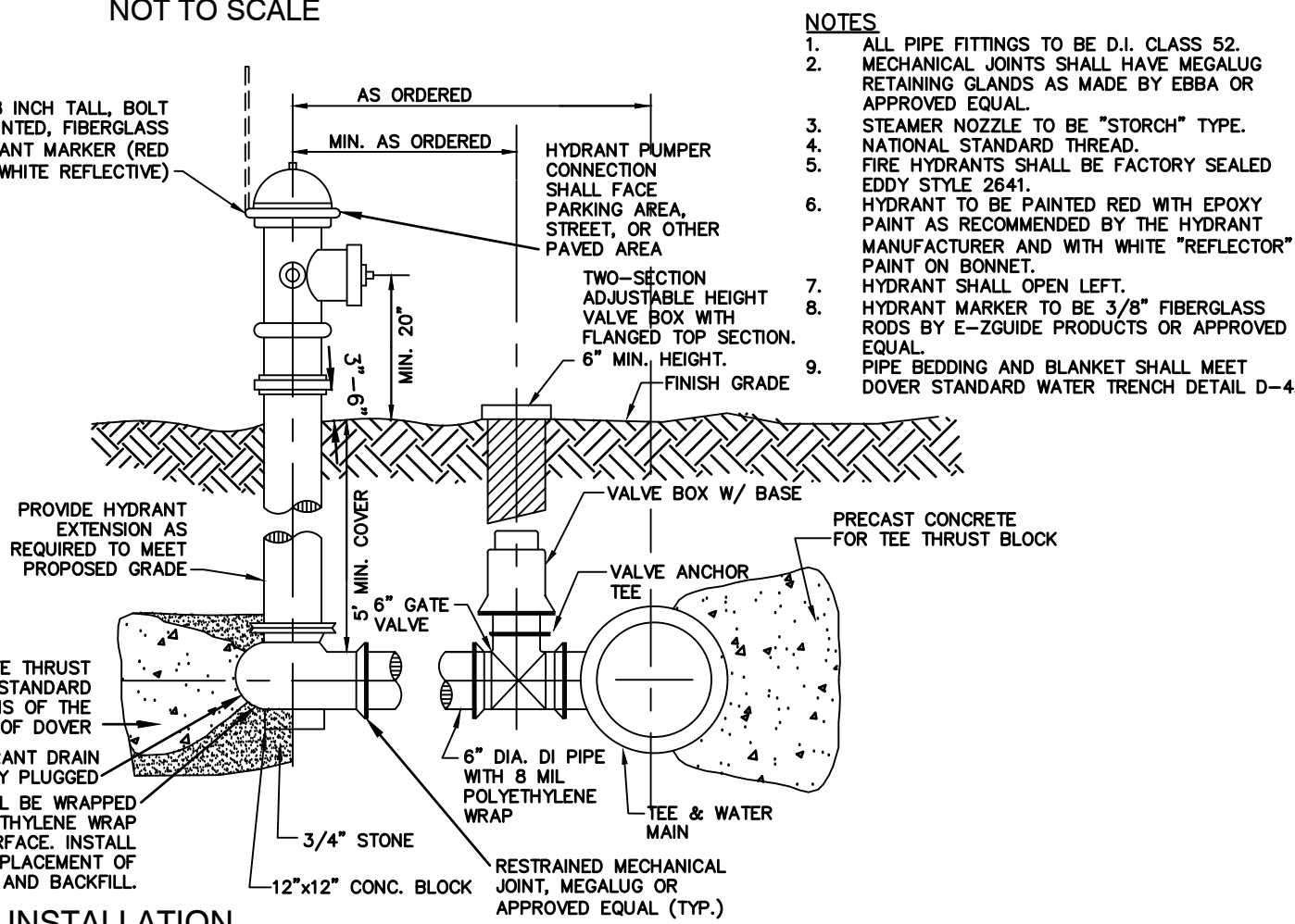
KEYWAY DETAIL FOR CONNECTION TO EXISTING PAVEMENT

NOT TO SCALE



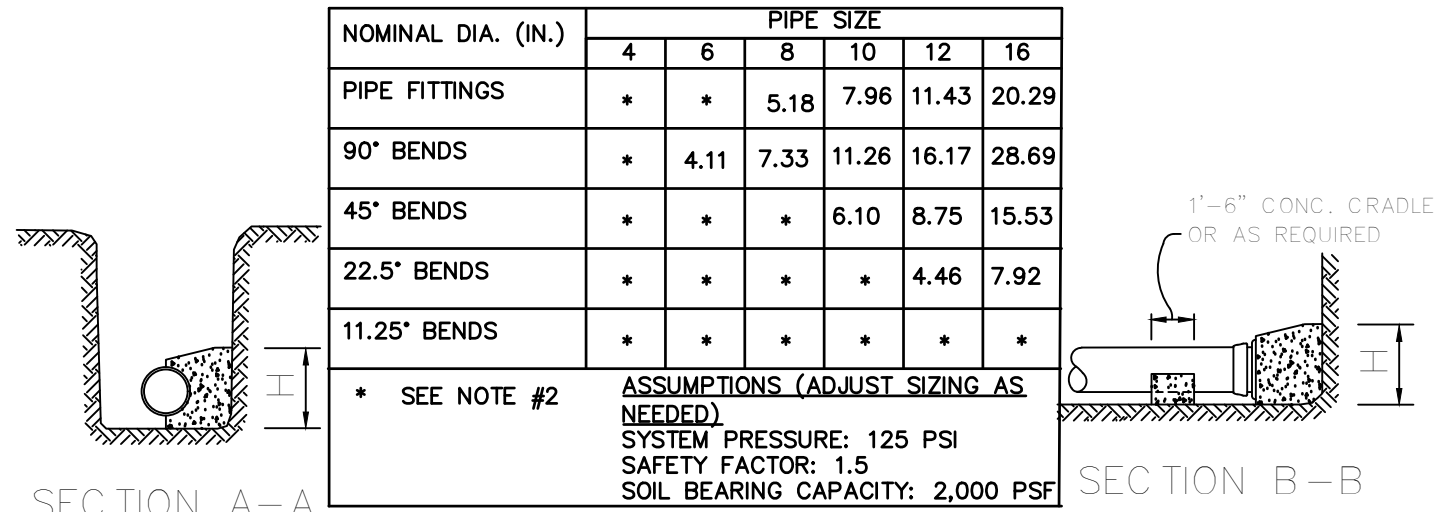
BURIED GATE VALVE DETAIL

NOT TO SCALE



HYDRANT INSTALLATION

NOT TO SCALE

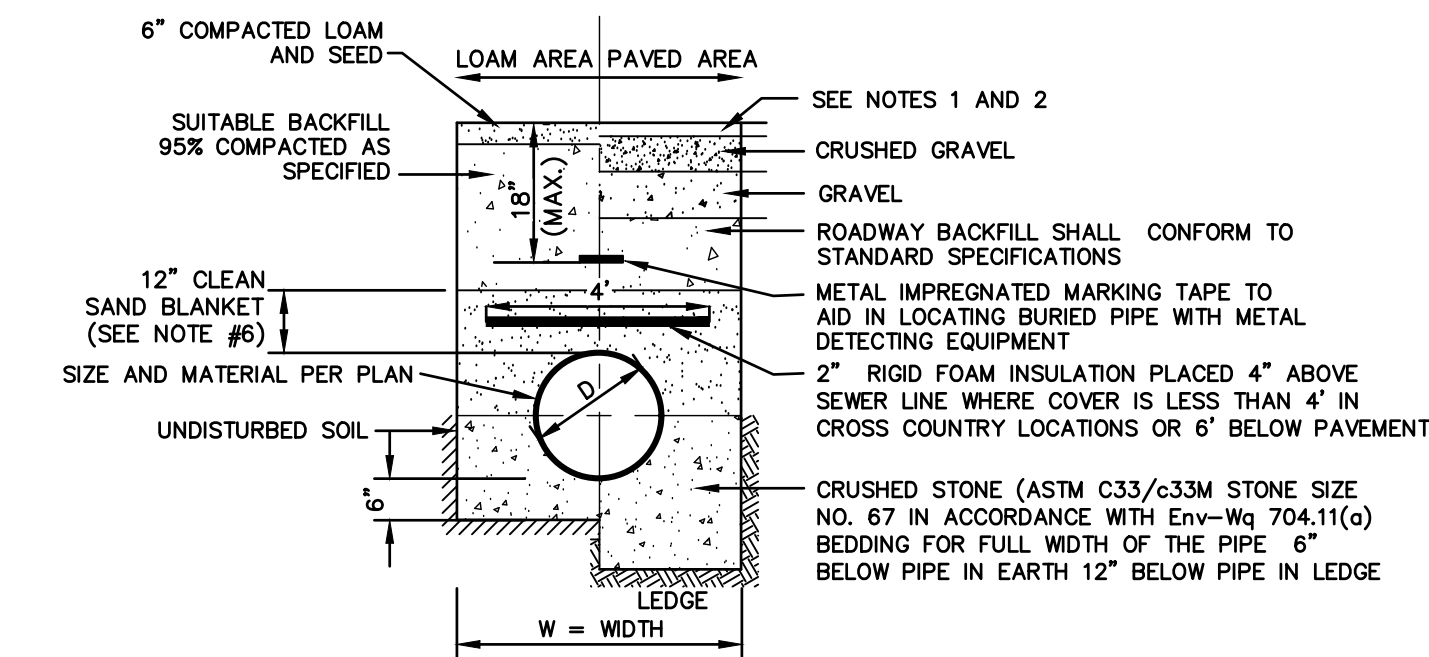


NOTES:

1. ALL THRUST BLOCKS SHALL BE PRECAST CONCRETE.
2. 2X2X2 MINIMUM THRUST BLOCK REQUIRED. ANY BEARING AREA OVER 4 SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
3. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
5. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
6. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
7. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
8. USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS OR VICE VERSA.

THRUST BLOCK DETAILS

NOT TO SCALE



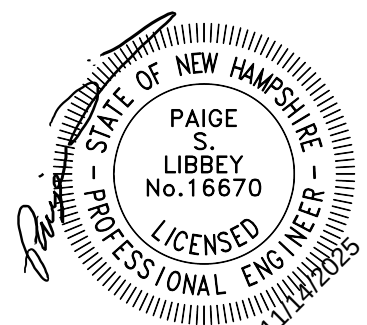
NOTES:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
2. NEW PAVEMENT CONSTRUCTION SHALL CONFORM TO PROJECT SPECIFICATIONS.
3. TRENCH BACKFILL SHALL CONFORM WITH ENV. Wq 704.11(h) AND BE FREE OF DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEA, CLAY, EXCAVATED LEDGE OR ROCKS OVER SIX INCHES.
4. W= MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, WIDTH SHALL BE NO MORE THAN 36"; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, WIDTH SHALL BE 24 INCHES PLUS PIPE O.D. WIDTH SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
5. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 6" AND CROSS COUNTRY IS LESS THAN 4', PURSUANT TO DES WAIVER BEING ISSUED.
6. PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 1/2" SIEVE AND A MAXIMUM OF 15% PASSES A #200 SIEVE IN ACCORDANCE WITH ENV-Wq 704.11(b).
7. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE PER ENV-Wq 704.05 (e).
8. PVC PIPE SHALL CONFORM WITH ASTM D3034 AND ASTM D2412.
9. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
10. FOR CROSS COUNTRY CONSTRUCTION, 6" CRUSHED GRAVEL OR LOAM AND SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE AND GRADED TO DRAIN AWAY FROM STRUCTURES.
11. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
12. MAINTAIN 10' MIN. HORIZONTAL AND 18" MIN. VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED FOR 5' (MIN.) PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
13. LOAM AND SEED SHALL BE IN COMPLIANCE WITH NH DOT 641-645.

SEWER TRENCH

NOT TO SCALE

Design: PSL	Draft: TCR	Date: 03/06/2025
Checked: PSL	Scale: AS NOTED	Project No.: 20523
Drawing Name: 20523-PLAN-AMES-GYM.dwg		
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6	09/22/25	REVISED PER CLIENT	TCR
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4	03/06/25	REVISED PER CLIENT	TCR
REV.	DATE	REVISION	BY

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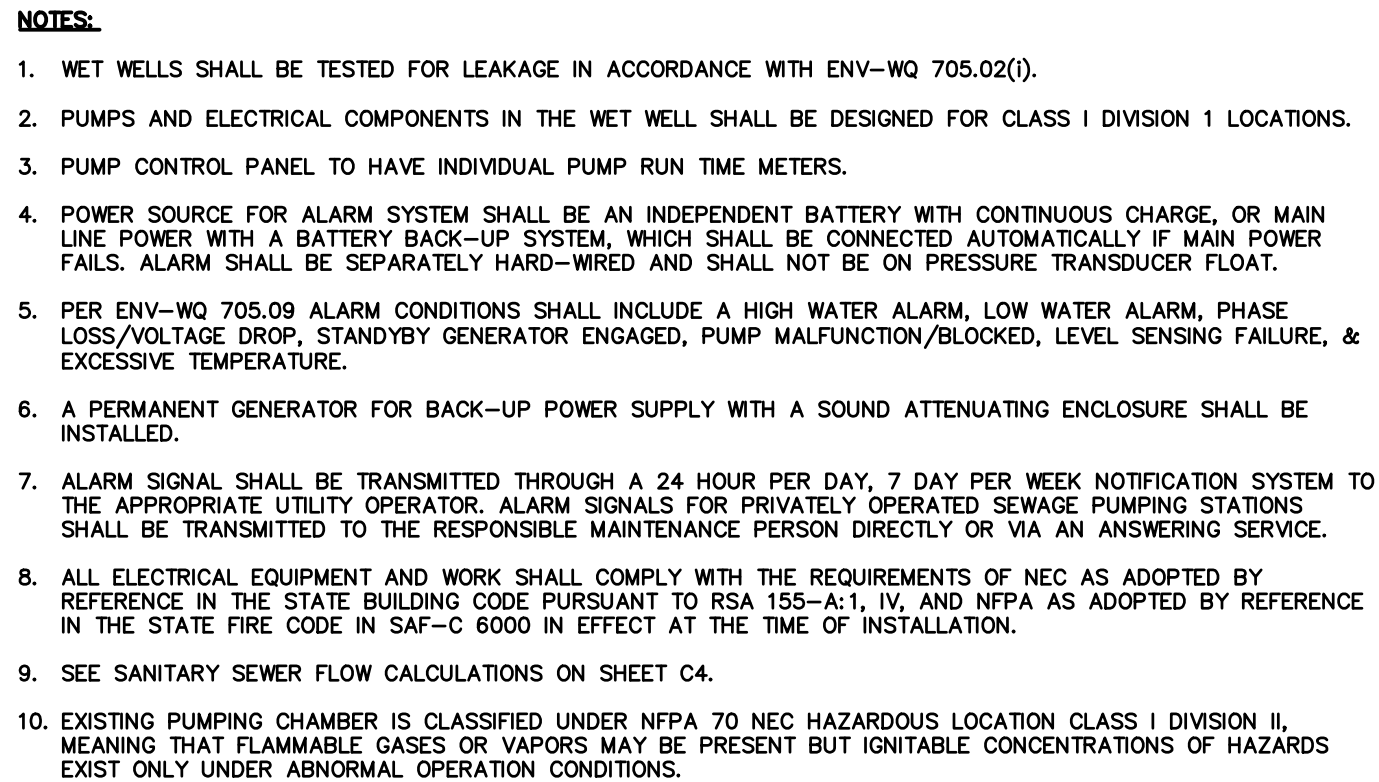
Civil Engineering Services

603-772-4746

E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

DRAWING No.	D1
SHEET 8 OF 9	JBE PROJECT NO. 20523



NOT TO SCALE



1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE "BULGES" DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

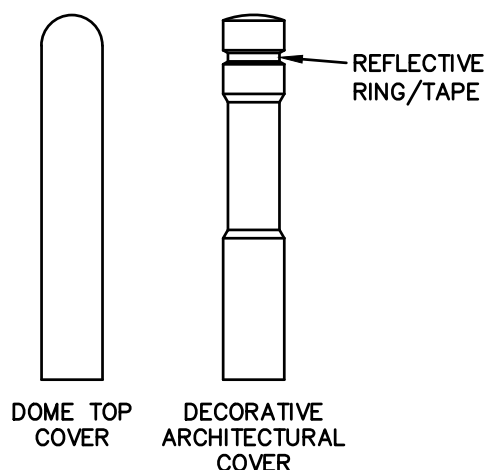
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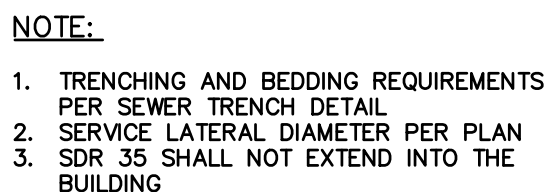
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



1. UNLESS NOTED OTHERWISE, BOLLARDS SHALL BE PROVIDED WITH 1/4" - THICK THERMOPLASTIC POLYETHYLENE COVERS.
2. BOLLARD COVERS TO BE IDEALSHIELD BRAND COVERS, OR APPROVED EQUAL.
3. COVER OPTIONS:
 - 3.1. STANDARD: YELLOW - DOME TOP
 - 3.2. ADA PARKING: BLUE - DOME TOP
 - 3.3. ARCHITECTURAL: BLACK OR URBAN BRONZE - DECORATIVE (W/ REFLECTIVE RINGS)
4. CONTRACTOR SHALL SUBMIT BOLLARD COVER CUT SHEETS FOR APPROVAL PRIOR TO ORDERING.



NOT TO SCALE



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Civil Engineering Services

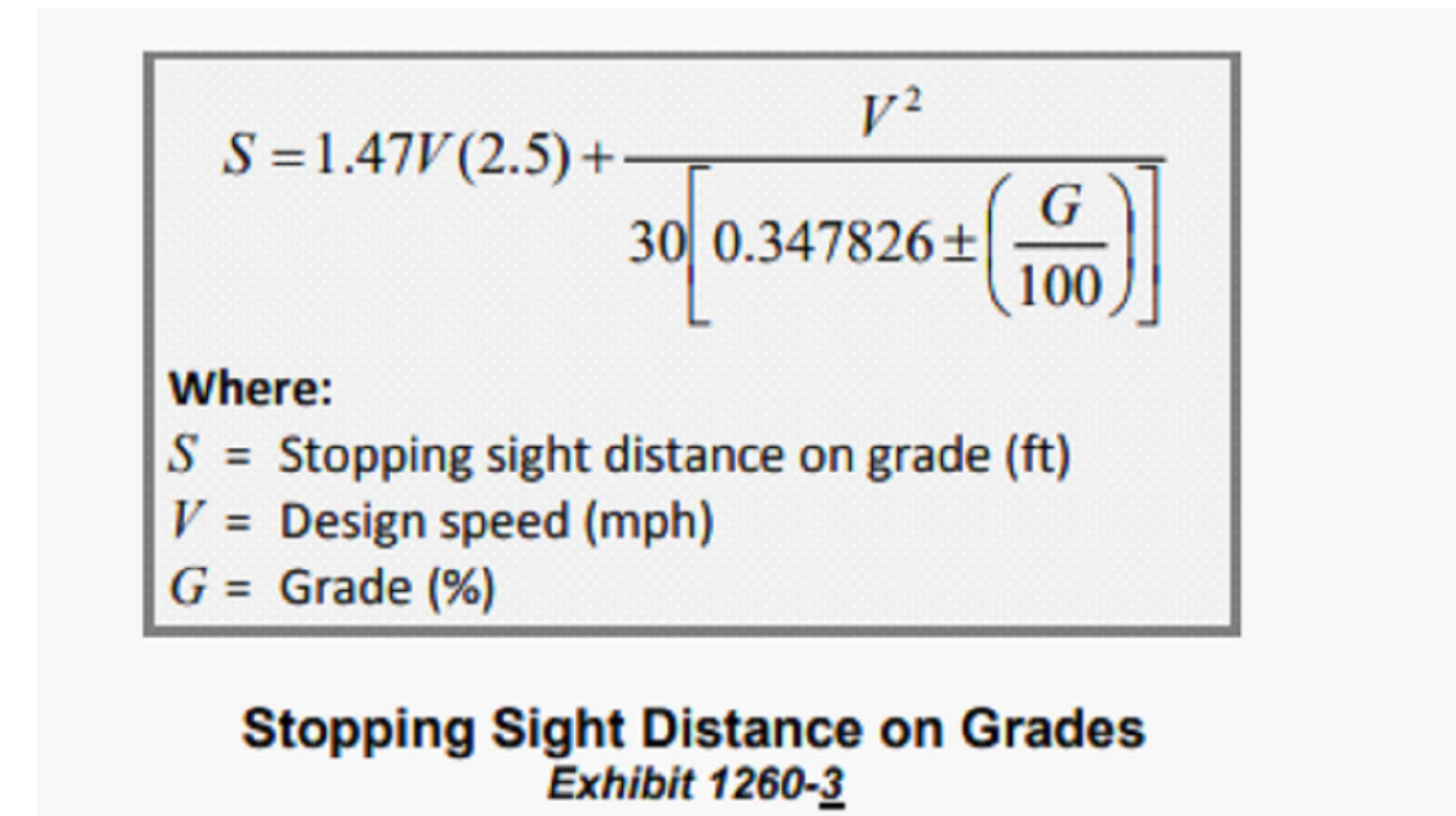
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DRAWING No.

D2

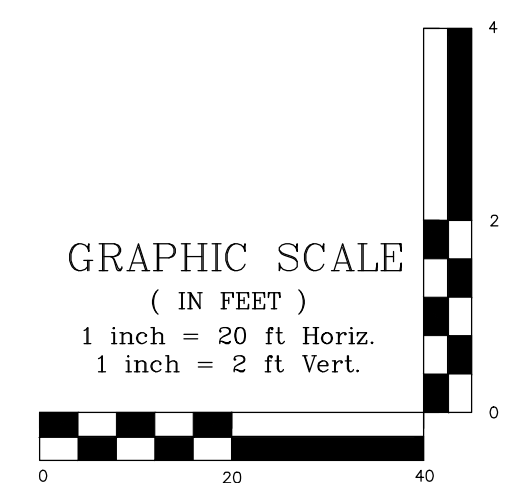
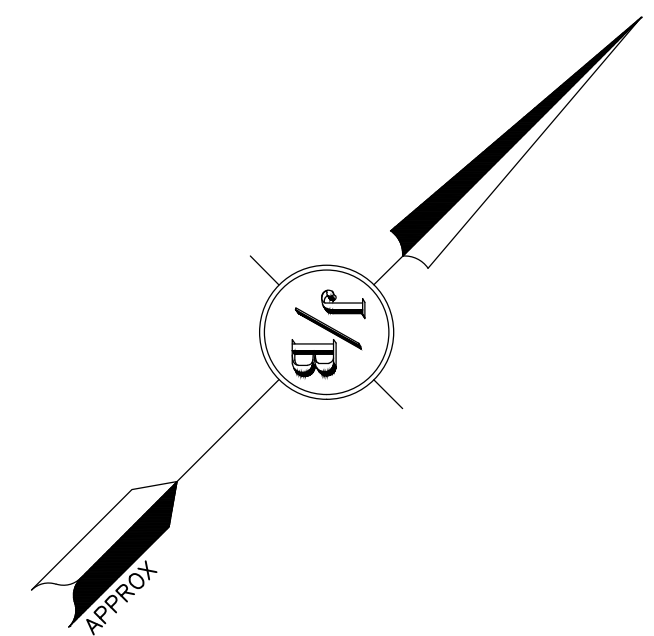
SHEET 9 OF 9
JBE PROJECT NO. 20523



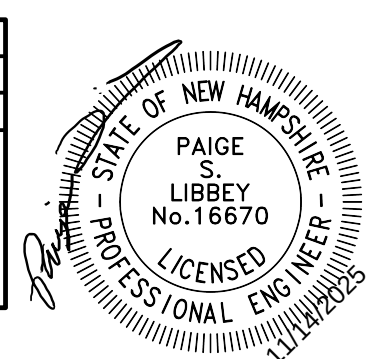
PER AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS:

APPROACH FROM CENTRAL AVE
 DESIGN SPEED: 20 MPH
 AVERAGE GRADE: -2.2%
 REQUIRED SIGHT DISTANCE:
 $1.47(20)(2.5) + ((20)^2 / (30 * (0.347826 - (2.2/100)))) = 114.4'$ STOPPING SIGHT DISTANCE REQUIRED

APPROACH FROM BACK PARKING LOT
 DESIGN SPEED: 20 MPH
 AVERAGE GRADE: 1%
 REQUIRED SIGHT DISTANCE:
 $1.47(20)(2.5) + ((20)^2 / (30 * (0.347826 + (1/100)))) = 110.8'$ STOPPING SIGHT DISTANCE REQUIRED



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Drawing Name: 20523-PLAN-AMES-GYM.dwg		
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5	08/01/25	REVISED PER CLIENT	TCR
4	03/06/25	REVISED PER CLIENT	TCR
REV.	DATE	REVISION	BY

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85 Portsmouth Ave. *Civil Engineering Services* 603-772-4746
 PO Box 219
 Stratham, NH 03885

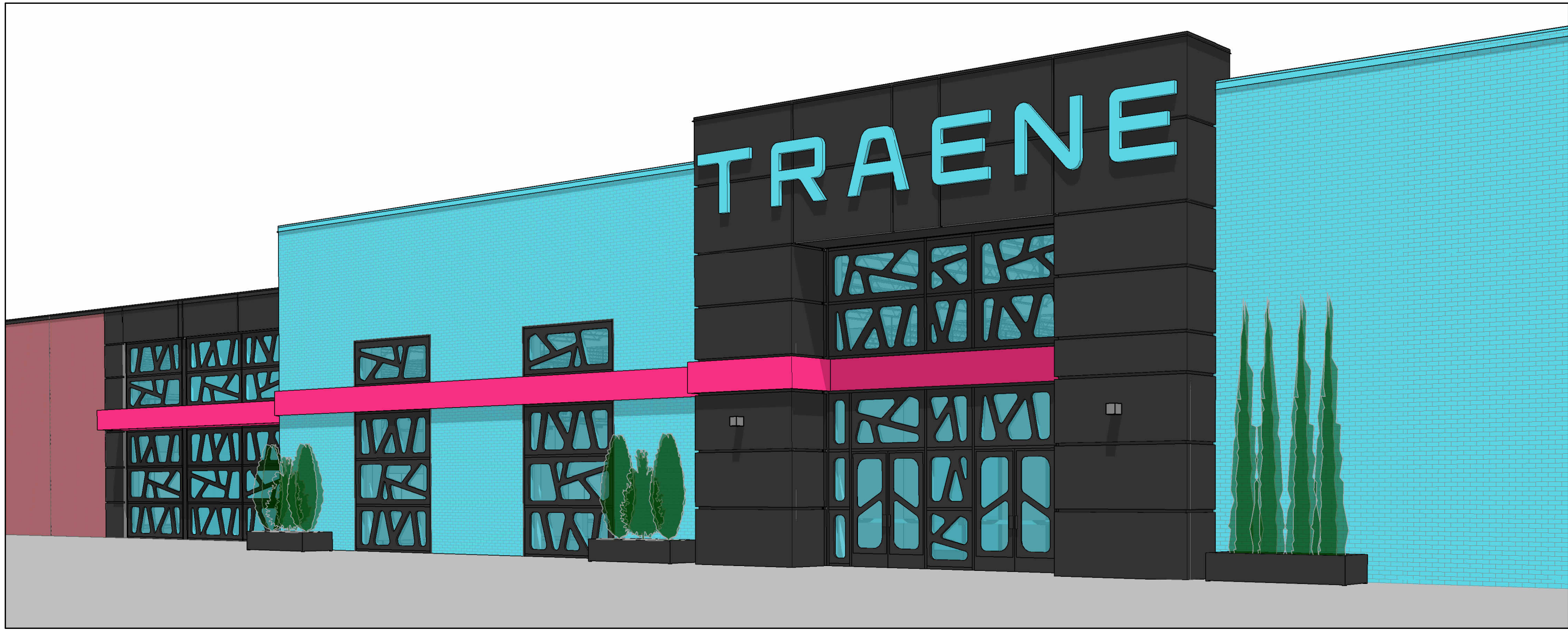
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	HIGHWAY ACCESS PLAN
Project:	DOVER TRAENE FITNESS 831 CENTRAL AVE, DOVER, NH
Owner of Record:	CALICO PROPERTIES LLC 304 MAPLEWOOD AVE, PORTSMOUTH, NH 03801

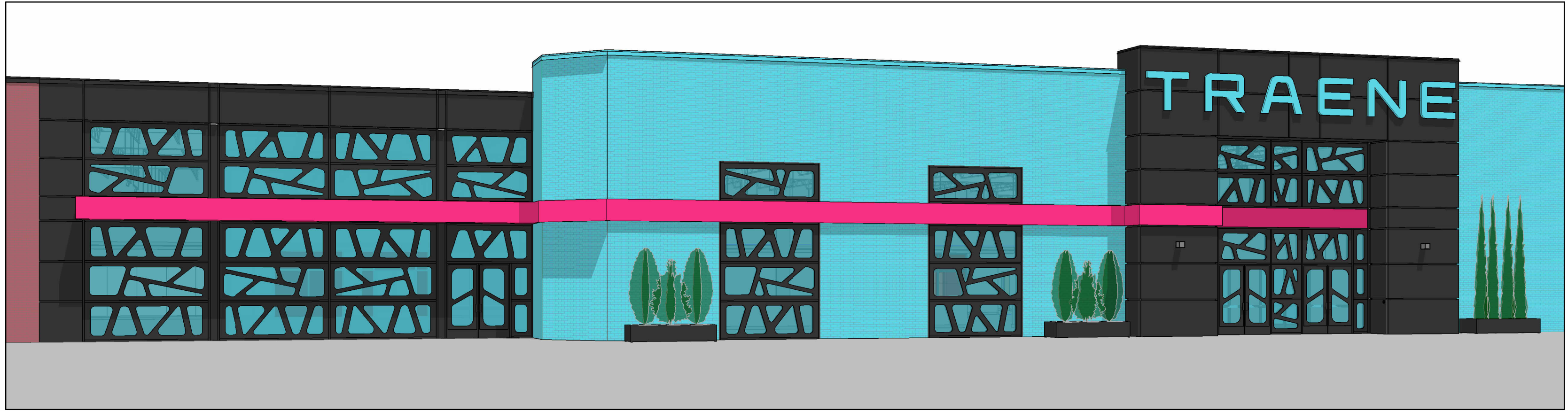
DRAWING No.

H1

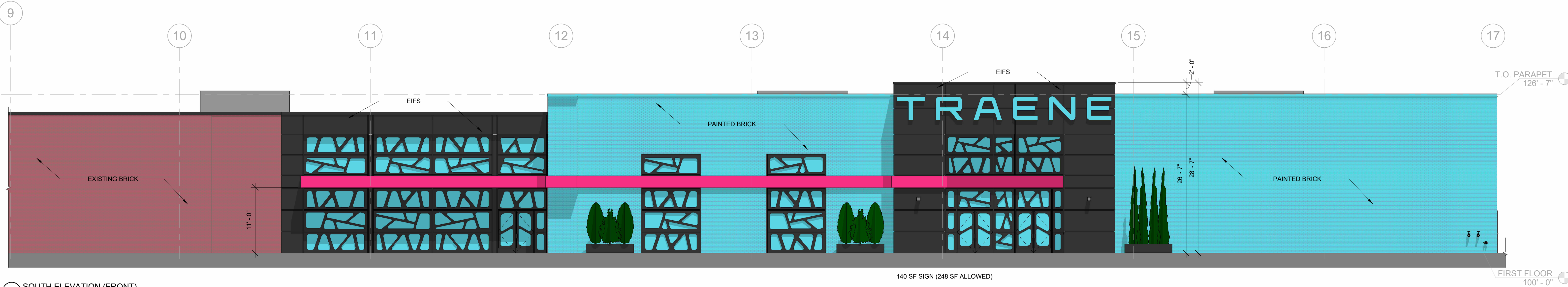
SHEET 10 OF 10
JBE PROJECT NO. 20523



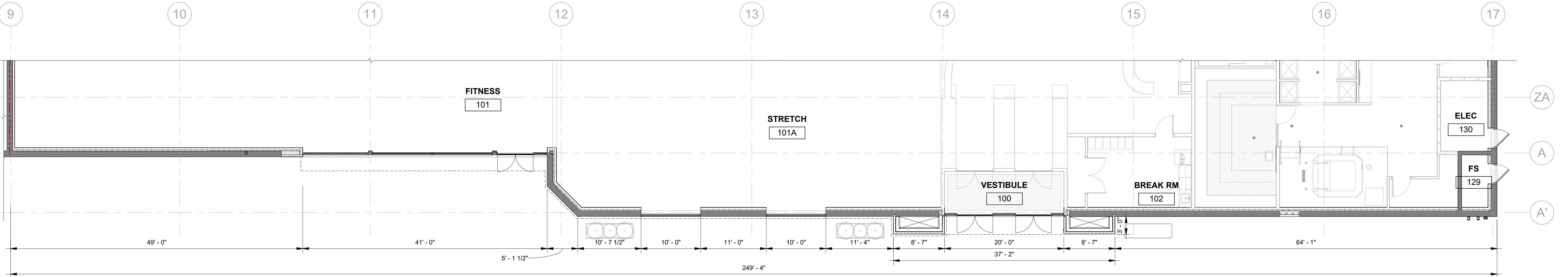
EXTERIOR PERSPECTIVE FROM SOUTH LOOKING NORTH AT ENTRY



EXTERIOR PERSPECTIVE FROM WEST LOOKING EAST



2 SOUTH ELEVATION (FRONT)
1/8" = 1'-0"



1 OVERALL FIRST FLOOR ENTRY PLAN
1/8" = 1'-0"